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CAMPUS HIGH PROJECT, RELOCATION DATA BANK CHECKLIST

Relocation Report (E-223)

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1. Relocation Report (E-223) and Form HUD-6122

UPA Critique Response

1. Response to UPA Critique of Relocation Report

Family Relocation

1. Relocation Summaries: Project Area and Early Land
2. Population/Displacement Summary: Project Area and Early Land
3. Form HUD-6122 (Estimated Housing Requirements and Resources for Displaced Families)
4. Public Housing Eligibility
5. Housing Resources for Relocates
6. Concurrent Relocation Requirements and Resources

Business Relocation

1. Business Summary: Project Area
2. Business Relocation Summary: Early Land
3. Analysis of Businesses to be Relocated
4. List of Businesses to be Relocated

Business Surveys

1. Indices to Businesses and Owner/Interviewee
2. Reports of Contacts with Businesses to be Relocated (O'Malley): Pre-and Post- BRA Hearing
3. Liquor Licence Data

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APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. E-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: RELOCATION PROGRAM

CODE NO. E-223 (1)

A. Administrative Organization

1. Name of Agency which will administer relocation operations.

Boston Redevelopment Authority

2. Description of organization of relocation staff

Relocation of families and individuals will be the responsibility of the Family Relocation Department of the Authority.

The relocation staff will consist of (a) project manager; (b) family relocation supervisor; (c) relocation specialists; (d) resources coordinator; (e) records coordinator; (f) rehousing supervisor; (g) rehousing specialists; (h) claims examiner; (i) business relocation specialist; (j) public information officer; (k) community organizer; (l) neighborhood aide; (m) property maintenance specialists; (n) maintenance clerk; (o) cashier; and (p) secretaries and clerk typists.

B. Relocation Standards

1. Physical and occupancy standards

Each dwelling unit or nonhousekeeping (rooming) unit offered a family or individual will be inspected by a trained housing inspector to establish that the unit is decent, safe, and sanitary and that it conforms to the standards of the Commonwealth of Massachusetts Sanitary Code, Article

II, Minimum Standards of Fitness for Human Habitation and to applicable sections of the Building Code of the City of Boston. A summary of these standards is contained below.

a. Sanitary, heating, ventilating, and lighting facilities

Housekeeping Units:

Each dwelling unit shall meet the following standards and shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and properly connected to city water and sewer systems;
2. Safe and adequate cooking and heating facilities;
3. Adequate and properly connected water heating facilities;
4. Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines;
5. A room which contains a flush water closet and a lavatory basin in good working condition and properly connected to adequate water and sewer systems; such room shall be well lighted and ventilated (or contain an approved mechanical ventilation system) and shall afford privacy to a person within it;
6. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to adequate water and sewer systems;
7. Adequate rubbish storage facilities and garbage disposal facilities.
8. Every habitable room shall have at least one window or skylight facing directly to the outdoors and



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which can easily be opened.

Non-housekeeping units:

Standards for non-housekeeping units to be occupied by individuals are included in the Commonwealth of Massachusetts Sanitary Code, Article II, Minimum Standards of Fitness for Human Habitation.

b. Structural conditions

1. Each dwelling unit shall be structurally sound, in good repair, and shall be adequately maintained.
2. Each unit shall have two safe, unobstructed means of egress leading to safe and open space at ground level.
3. No housing shall be used as a relocation resource which would be classified as "structurally sub-standard to a degree requiring clearance" under the criterial used to justify clearance in Section E 212 (3) (b).

c. Occupancy

1. There shall be 150 sq. ft. of floor space for the first occupant in a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
2. Each room used for sleeping purposes shall contain at least 70 sq. ft. of floor space for one occupant and each room used for sleeping purposes by more than one occupant shall contain at least 50 sq. ft. of floor space for each occupant.
3. There shall be the following number of bedrooms for families of various sizes:
 - a) one bedroom per married couple.
 - b) one bedroom for each two adults of the same sex.
 - c) one bedroom for each two children of the same sex.

- d) one bedroom for each remaining adult and each remaining child, except that the provisions above may be modified to permit a maximum of three occupants per bedroom where there is at least 150 square feet of floor space.

- 4. In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 square feet of floor space for each occupant.

2. Standards for displacees ability to pay

a. Private rental housing

For private rental housing, ability to pay 25% of gross family or individual income for gross housing costs shall be considered a practicable standard.

b. Sales housing

The ability to purchase housing shall also be related to gross family income. In considering the capacity of a family or individual to purchase, the income producing capacity of the property shall also be taken into consideration. Utilizing the provisions of section 221 of the Housing Act of 1949, as amended, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges the following relationships of sales price to income are generally considered feasible in the area:

<u>Sales Price</u>	<u>Income Level</u>
\$ 6,500 - \$10,000	\$4,000 - \$5,000
\$10,000 - \$14,000	\$4,000 - \$6,000
\$14,000 and over	\$6,000 and over

Depending upon the rental income from a property and the resulting reduction in net housing cost to a potential owner, the sales price might even be greater than expressed in relation to the income stated above.

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- b. In an area which meets the family's needs for public and commercial facilities.

The relocation staff will consult the Authority's planning staff to ascertain areas scheduled for future clearance in order to avoid any subsequent displacement of the family. Families and individuals finding housing on their own initiative will be encouraged to consult with the relocation staff prior to moving.

4. Temporary Relocation

- a. Temporary housing shall not be less desirable in character than the dwellings vacated by the displaced families and individuals.
- b. Dwelling units which are utilized shall:
 - 1) Contain sanitary, heating, ventilating and lighting facilities in working order.
 - 2) Be in safe and habitable condition.
 - 3) Be sufficiently large for the family.
- c. Temporary relocation shall be minimized as to both extent and duration.
- d. Constructive temporary relocation will be conducted in cases where families or individuals are
 - 1) Living in deplorable circumstances and beset with a multiplicity of social and economic problems which will require improved living conditions and imaginative and supportive services on a temporary basis in order to improve the likelihood of effective permanent relocation.

- 2) Awaiting public housing placement and are housed on sites where new development must proceed.
- e. Temporary relocation will not diminish the obligations of the Authority in respect to permanent relocation.
- f. If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charged against the resident's maximum allowable relocation payment.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, utility companies, furniture moving firms, municipal departments and other government agencies preparing such listings, and other informed sources.

Listings by the Federal Housing Administration and the Veterans Administration of acquired properties made available by local FHA and VA offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Public Housing

A copy of a letter from the Administrator of the Boston Housing Authority is attached as Exhibit A. Liaison between the Family Relocation Department and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective



referral of site families to the Boston Housing Authority. The letter from the Housing Authority indicates that sufficient public low rent housing and housing for the elderly will be available to accommodate eligible displaced families and individuals.

b. Information on size and rent of available units

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe, and sanitary, and to obtain information on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs. The Authority has set up a central referral mechanism by which vacancies are maintained on a city-wide basis so as to insure the widest possible rehousing choice for all displaced families and individuals.

Listings maintained by the Authority shall include the names and addresses of real estate agencies, brokers, and boards in or near the project area which deal in property that may be appropriate as a relocation resource and which is available on a nondiscriminatory basis. Listings maintained by the Authority will not include vacancies in housing units which are scheduled for clearance under Title I project in planning or execution or by other governmental activity.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turnover in 1965 was 1,950 units.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal Program (general program) is \$45.00 per month.

c. Admission preference for referred families

Displaced eligible families will be given preference in



admission to public housing units.

The Special Income Admission Limits for public housing for families displaced by governmental action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net income after exemptions)
1 - 2 persons	\$4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, and the turnover of existing housing and population decline.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, availability of credit, and other demand factors.

Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as a relocation housing for residents during the displacement period (See Form H-6122).

During the relocation period, it is estimated that over 700 units of moderate income private rental housing will become available in Washington Park alone.

The Boston Housing Authority has under construction one housing development for the elderly with 64 apartments which is scheduled to be completed in mid-1966 and has entered into an annual contributions contract for nine more developments for the elderly with an estimated 680 apartments. Construction of seven of these developments with a total of 520 units should get underway during 1966.

The Boston Housing Authority has also received



federal approval for 1,000 units of lease housing. Of these 400 units will be for the elderly, and 600 for low-income families.

In addition, the rent supplement program will be used to the extent available for this area.

The rehousing staff will assist families and individuals desiring and able to purchase housing, to locate housing, and to utilize FHA mortgage insurance under Section 221, (d) (2), VA mortgages, or other sections of the National Housing Act, as well as other sales housing programs and types of mortgages.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families. In addition to an annual turnover of 1,950 units of public housing in Boston in 1965, the Boston Housing Authority is expected to begin construction on 520 more units of public housing for the elderly during 1966. The Housing Authority has also received authorization for leasing up to 1,000 units of private housing which will be available for low-income families.

The Federal Rent Supplement program will provide an additional source of housing to low-income families, with a total of approximately 168 units already ear-marked for four developments soon to be constructed in Washington Park.

Chapter 197 of the Acts of 1963, Commonwealth of Massachusetts, now prohibits discrimination in all housing except owner-occupied, two family structures. The Authority is cooperating with fair housing organizations and other groups to assist members of minority groups who feel the need of such support to utilize fully housing on the open market.

Families and individuals with special rehousing problems, including large families with low income, the socially disorganized family, the hard-to-reach, hard-core family, elderly or handicapped individuals, or families with elderly or handicapped members, will receive special attention from trained relocation and rehousing specialists; and in addition, will receive services from a variety of social and public health agencies through a comprehensive and cooperative effort.

As a part of the proposed (E-216) referral and diagnostic service, a resources coordinator will be appointed to insure that adequate referral assistance is provided for those persons requiring such help in order to be effectively relocated.

D. Relations with Site Occupants

1. Development of an Informational Program

The Redevelopment Authority has already initiated an informational program for residents of the Early Land area. Meetings have already been held with residents and community leaders indicating the proposed boundaries, re-use of the area, and relocation services and benefits to be available upon the effective date of Early Land approval. These informational meetings will be continued as required to deal with the unique concerns of families, individuals and business concerns to be relocated. The Authority is proposing to hire a public information officer to insure the adequacy and continuity of meaningful public information to site residents.

The informational program will include the preparation and distribution of periodic newsletters, special bulletins and other material designed to keep residents of the project area informed of current developments in the renewal program generally, and of the availability of relocation assistance.

2. Interviews with Site Occupants

On or about the time of acquisition of property, interviews with all residents will be conducted and each site occupant household will be informed:

- 1) that the Redevelopment Authority has acquired the property on said date;
- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;

- 4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;
- 5) of the availability of information concerning FHA mortgages and mortgage insurance;
- 6) of the availability of FHA and VA acquired properties as a relocation resource and of listings of such properties at the site office;
- 7) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- 8) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- 9) of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;
- 10) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household prior to the taking of property, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe, and sanitary housing.

3. General location and approximate business hours of the Relocation Office

The Relocation Office will be located within the project area and will be open from 9:00 A. M. to 5:00 P. M. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to cooperating private real estate firms or landlords, sponsors and builders of Section 221 housing and other FHA-insured housing, and the Boston Housing Authority

Site occupants will be referred to private real estate firms or landlords, sponsors and builders of 221 housing after housing units have been inspected and approved by a rehousing specialist or inspector. Referrals to other FHA-insured housing will also be made. The Authority will not make referrals to housing units which are scheduled for clearance under a Title I project in planning or execution

or by other governmental activity.

Applications for public housing will be taken at the relocation office for the convenience of site residents, and regular follow-up on such applications will be made by the Redevelopment Authority.

5. Inspection of relocation housing

All relocation housing, except public housing, FHA and VA approved housing, will be inspected, including that of self-relocated families and individuals. If families have moved to sub-standard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources located by the re-housing staff in obtaining standard accommodations.

If the family or individual declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the workload.

7. Referral to social agency of families and individuals requiring assistance

Arrangements have been made with a variety of social and public health agencies to provide social and health services on a priority basis to families and individuals requiring assistance.

Families and individuals requiring assistance of a special nature will receive diagnostic and referral services under the supervision of a public health nursing supervisor for health referrals and a resources coordinator who will be appointed to work with community agencies to assure that the necessary services are available.

8. Assistance to prospective home buyers in obtaining mortgage financing and to others in admission priority to any Section 221 (d) (3) rental housing in locality

Experience has shown that many families in renewal areas who can afford to purchase moderately-priced housing lack the sophistication to deal with the complexities of various types of mortgage financing and other aspects of home-buying.

A trained staff of re-housing specialists will be available to provide advice and assistance in making applications to banks and in securing and dealing with brokers. Information about Section 221 (d) (2) , VA and other FHA mortgage insurance programs will also be available.

Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act, will be provided to prospective buyers of Section 221 housing and to prospective tenants of any Section 221 (d) (3) rental housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction proceedings shall be instituted only against families who:

- 1) are financially able to and refuse to pay use and occupancy charges to the Authority;
- 2) maintain a nuisance or use the premises for illegal purposes;
- 3) refuse without valid reason three or more referrals of suitable and approved accommodations;
- 4) are squatters in dwellings vacated by families who have been relocated; or
- 5) refuse after a reasonable number of attempts to admit a relocation interviewer;
- 6) are in a situation requiring eviction under State or local law for reasons of health or safety and refuse to cooperate with the Authority.



Prior to eviction, the family will be offered all of the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

The Authority will cooperate with other public agencies, such as the Division of Housing Inspection, and with private landlords in the project area if eviction becomes necessary as a result of code enforcement, rehabilitation, or acquisition by a public body other than the Authority.

F. Relocation Payments

The Authority shall make relocation payments to eligible site occupants including individuals, families, business concerns, and non-profit organizations in the Early Land Acquisition area in accordance with Section 114 of Title I of the Housing Act of 1949, as amended, the regulations governing relocation payments issued from time to time by the Department of Housing and Urban Development, and the approved Relocation Program. Detailed information and prescribed proceedings with respect to the method of payment will be available at the site office.

1. Types of Relocation Payments

- 1) To an individual or family, for reasonable and necessary moving expenses and any actual direct loss of property (for which reimbursement or compensation is not otherwise made);
- 2) To a business concern or non-profit organization, for its reasonable and necessary moving expenses and any actual direct loss of property except goodwill or profit (for which reimbursement or compensation is not otherwise made);
- 3) To a small business concern, for its displacement (small business displacement payment);
- 4) To or on behalf of a family or elderly individual, for relocation adjustment (relocation adjustment payment); or



- 5) To an individual, family, or business concern, or non-profit organization, for settlement costs (for which reimbursement or compensation is not otherwise made).

2. Time Limit for the Submission of Claims for Relocation Payments

A claim for moving expenses, actual direct loss of property, or a small business displacement payment shall be submitted to the Authority within a period of 6 months after the displacement of the claimant. A claim for a relocation adjustment payment shall be submitted within a period of 60 days after the displacement of the claimant. A claim for settlement costs shall be submitted within 6 months after the costs have been incurred; provided, however, that until eligible claimants have received notification and claim forms have been made available, claimants for settlement costs may submit claims within 90 days after the claimant receives a claim form or 6 months after said costs were paid, whichever is later.

3. Method of Payment to Families and Individuals

- a. Moving Expenses and Direct Loss of Property

The maximum relocation payment for moving expenses and actual direct loss of property, for which reimbursement or compensation is not otherwise made, to a family or an individual, or to two or more unrelated individuals occupying the same dwelling unit shall not exceed \$200. Moving expenses shall include the costs of packing, storing for a period of one year or less, carting, and insuring of property and incidental costs of disconnecting and reconnecting household appliances.

The Boston Redevelopment Authority has adopted the following schedule for making fixed relocation payments to families and individuals in lieu of payments for reasonable and necessary moving expenses and actual direct loss of property of eligible families and individuals. The schedule shall be based upon the number of all rooms occupied by the claimant, except bathrooms, hallways, and closets, and the following payments shall be made according to the following numbers of rooms:

One room	\$40.00	Seven rooms	\$130.00
Two rooms	55.00	Eight rooms	145.00
Three rooms	70.00	Nine rooms	160.00
Four rooms	85.00	Ten rooms	175.00
Five rooms	100.00	Eleven rooms	190.00
Six rooms	115.00	Twelve Rooms or more	200.00

Individuals - not owning furniture \$5.00

Family - not owning furniture 10.00

The Authority will pay for the reasonable and necessary moving expenses and actual direct loss of property in lieu of the payments specified under the above schedule, provided such expenses do not exceed \$200.00, if the family or individual being relocated so desires.

b. Relocation Adjustment Payments

The Authority will make a Relocation Adjustment Payment, not to exceed \$500 to or on behalf of any eligible family or any eligible individual sixty-two years of age or over, who

- (a) is unable to secure a dwelling unit in
 - (1) a low-rent housing project assisted under the United States Housing Act of 1937, as amended, (or a State or local program found by HUD to have the same general purposes) or
 - (2) a dwelling unit assisted under section 101 of the Housing and Urban Development Act of 1965;
- (b) has moved to a decent, safe, and sanitary dwelling, and
- (c) is displaced on or after January 27, 1964.

The Relocation Adjustment Payment shall be an amount which, when added to 20 per cent of the annual income of the family or individual at the time of displacement, equals the average annual gross rental required for a decent, safe, and sanitary dwelling of modest standards adequate in size to accommodate the family or individual.

For purposes of determining the average annual gross rental required, the following schedule has been adopted by the Authority:

0	1	2	3	4
Bedrooms	Bedroom	Bedrooms	Bedrooms	Bedrooms
\$1020	\$1104	\$1200	\$1320	\$1500

5 or more
Bedrooms
\$1620

4. Method of Payment to Business Concerns

a. Moving Expenses and Direct Loss of Property

Moving expenses of businesses shall be reimbursed up to \$25,000 and beyond that, to the extent permitted by applicable state and federal law.

If a payment for actual direct loss of property (for which reimbursement or compensation is not otherwise made) is made to an eligible business concern, the maximum relocation payment that shall be made for moving expenses and direct loss of property shall not exceed \$3,000.

Business concerns shall mean a corporation, partnership, individual or other private entity, including a non-profit organization, engaged in some type of business, professional, or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for the carrying on of the business, profession, or institution.

Moving expenses for business concerns shall include the costs of dismantling, crating, storing (for one year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale), exclusive of the costs of any additions, improvements, alterations, or other physical changes in or to any structure in connection with effecting such reassembly, reconnection, or reinstallation.

Property shall mean tangible personal property, excluding fixtures, equipment, and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.

b. Small Business Displacement Payment

The Authority will pay to any eligible small business concern a Small Business Displacement Payment of \$2,500.

An eligible small business concern is a business concern (other than a non-profit organization) which

- (a) Was doing business in the Early Land Acquisition Area on the date of approval by the City Council of the Application for an Early Land Acquisition

THE HISTORY OF THE CITY OF BOSTON

FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

BY SAMUEL JOHNSON

IN TWO VOLUMES.

THE SECOND VOLUME.

NEW-YORK: PUBLISHED BY

J. B. ALLEN, 10 NASSAU ST.

1847.

1847.

THE HISTORY OF THE CITY OF BOSTON

1847.

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Loan and was an occupant of the property at the date HUD approval of an Early Land Acquisition Loan;

- (b) Was not part of an enterprise having two or more establishments outside the urban renewal area;
- (c) Had average annual gross receipts or sales in excess of \$1,500 in the two tax years immediately preceding its displacement (or, if not in business that long, such lesser period as may be approved by HUD; and
- (d) Had average annual net earnings before income taxes of less than \$10,000 during the same two years. Earnings, for the purpose of this section shall include salaries, wages, or other compensation received by an owner of the concern or any member of his household related to him, or in the case of a corporation, the principal stockholders as determined by HUD.

5. Settlement Costs

In addition to other relocation payments for which a claimant may be eligible, the Authority will also pay to eligible owners the re-imbursement of certain settlement costs (for which reimbursement or compensation is not otherwise made) paid by or charged to the seller or condemnee. Settlement costs shall mean:

- (1) Recording fees, transfer taxes, and similar expenses incidental to conveying real property to the Authority;
- (2) Penalty costs for prepayment of any mortgage encumbering such real property; and
- (3) The pro rata portion of real property taxes allocable to the date of vesting of title, or the effective date of the acquisition of such real property by the Authority, whichever is earlier.

6. Eligibility

In order to be eligible for a relocation payment, a site occupant (family, individual or business concern) shall be displaced from the real property within the Early Land Acquisition Area. Such displacement shall be:

- (1) From real property within the Early Land Acquisition Area, on or after the date of execution of the Federal financial assistance contract or the date of HUD approval of a budget for Early Land Acquisition

activities resulting in the displacement; and

- (2) Made necessary by the acquisition of such real property by the Authority or by any other public body.

Displacement made necessary by acquisition

A site occupant will be considered displaced by acquisition if 1) required to vacate a property because of BRA acquisition or 2) if vacating a property proposed for Early Land Acquisition on or after the date of HUD approval of an Early Land Acquisition Loan, whether or not such property has yet been acquired by the Authority.

7. Other conditions for making Relocation Payments

Included below are some of the relevant regulations under which the Authority will make relocation payments:

- (a) The Authority shall pay the cost of administering the relocation program.
- (b) The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- (c) No claim for relocation payment in excess of \$500.00 shall be allowed for moving expenses or actual direct loss of property incurred by a business concern on or after April 1, 1965, unless the concern has submitted to the Authority, at least 15 days prior to the commencement of the move, a bid from three reputable firms covering the moving costs involved. Whenever it is not feasible to obtain three bids for any category of work, a lesser number of bids shall be submitted together with a written justification by the concern; and no relocation payment shall be allowed in such cases unless the Authority has approved the justification.

Payment to a business concern for moving expenses shall not exceed the amount of the low bid submitted unless the bid requirement has been waived by the Authority under the conditions stated above.

- (d) The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant.
- (e) A business concern which is not displaced from an urban renewal area shall be eligible for a relocation payment for moving expenses incurred on or after September 2, 1964, with respect to its out-door advertising displays required in the determination



of the Authority to be removed from the urban renewal area.

- (f) A business concern which moves beyond one hundred miles of the boundary of the city of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one-hundred miles.
- (g) A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.
- (h) The Authority will obtain the approval of the Department of Housing and Urban Development (HUD) of the Federal Government before making any relocation payment in excess of \$10,000.
- (i) A business concern shall give the project a minimum of 30 days but no more than 90 days written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HUD has concurred in the payment.
- (j) Any business concern seeking relocation payments shall file a written claim for same on a form furnished by the Authority at the Site office. All such papers and related evidence shall become the permanent records of the Authority.
- (k) Except in hardship cases, the amount of any delinquent rent owed to the Authority by a site occupant shall be deducted from the approved amount of the relocation payment, and the difference, if any, paid to the site occupant.

G. Services to Business Concerns

1. The Authority will carry out an informational program for

business concerns and non-profit organizations in the project area informing all site occupants to be displaced of relocation services and payments to be available.

2. Trained business relocation representatives will undertake surveys and interviews to determine the space needs and location preferences of such concerns.
3. Listings of available commercial and industrial space shall be maintained for interested concerns. Listings will also be maintained of the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space.
4. Advice and assistance will be given in the selection of new quarters, including inspections of new locations.
5. The Business Relocation Office maintains continuous liaison with the Small Business Administration to use opportunities for financing available under federal law.

H. Additional State or Local Relocation Requirements

Chapter 790 of the Acts of 1965 of the Commonwealth of Massachusetts created a Bureau of Relocation within the State Department of Commerce and Development.

As of July 1, 1967, the Bureau will be empowered to determine whether the Authority is qualified to undertake relocation. At present the Authority is required to submit relocation plans for an urban renewal area to the Bureau for informational purposes.

The Authority is presently working closely with the Bureau to assure effective and co-ordinated approach to the problems of relocation.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT LOCALITY Boston, Mass.	
		PROJECT NAME Campus High School	
		PROJECT NUMBER Mass. E-	
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 24 mos.	DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED - EARLY LAND ACQUISITION AREA			
FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in Early Land Acquisition Area	299	91	208
b. Estimated number to be displaced from property to be acquired by LPA	299	91	208
c. Estimated number to be displaced from property to be acquired by other public bodies	0	0	0
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	N/A	N/A	N/A

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	91	47	44	208	178	30
b. Eligible for federally aided public housing	53	38	15	160	144	16
c. Eligible for State or locally aided public housing	(13)	(9)	(4)	(41)	(37)	(4)
d. Ineligible for public housing	38	9	29	48	34	14

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES L P A						
ESTIMATED NUMBER OF Single Person Households	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	26	21	5	59	54	5
b. Eligible for federally aided public housing	14	14	0	40	35	5
c. Eligible for State or locally aided public housing	(3)	(3)	(0)	(11)	(9)	(2)
d. Ineligible for public housing	12	7	5	19	19	0

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED (Not Applicable)						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	0	0	0	0	0	0
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
384 a. Families TOTAL FAMILIES Single Persons	91	91	0	208	208	0
138 b. Private rental housing	26	26	0	59	59	0
51 c. Private sales housing	12	12	-	19	19	-
195 d. Federally aided public housing	24	24	-	27	27	-
e. Other public housing	0	0	-	0	0	-
	11	11	-	26	26	-
	3	3	-	5	5	-
	7	7	-	14	14	-

PROJECT NAME <u>Campus High School</u>				PROJECT NUMBER <u>Mass R-</u>							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)											
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹								
	1 Pers.	2 Pers.	2	3	4	5	6	7	8	9 OR MORE	
TOTAL 117	26	91	44	24	9	7	5	2	0	0	
\$0 - \$49 0	0	0	-	-	-	-	-	-	-	-	
\$50 - \$99 0	0	0	-	-	-	-	-	-	-	-	
\$100 - \$149 18	18	0	-	-	-	-	-	-	-	-	
\$150 - \$199 10	0	10	7	3	-	-	-	-	-	-	
\$200 - \$249 17	0	17	10	2	2	2	1	-	-	-	
\$250 - \$299 18	4	14	7	2	2	2	1	-	-	-	
\$300 - \$349 5	1	4	3	1	-	-	-	-	-	-	
\$350 - \$399 7	0	7	4	1	-	-	2	-	-	-	
\$400 - \$449 12	1	11	7	2	1	1	-	-	-	-	
\$450 - \$499 5	2	3	2	1	-	-	-	-	-	-	
\$500 or more 25	0	25	4	12	4	2	1	2	-	-	
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS									
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE					
TOTAL	117	1 Pers. 26	2 Pers. 38	37	14	2	0				
\$0 - \$49	0	0	0	-	-	-	-				
\$50 - \$99	0	0	0	-	-	-	-				
\$100 - \$149	18	18	0	-	-	-	-				
\$150 - \$199	10	0	7	3	-	-	-				
\$200 - \$249	17	0	10	4	3	-	-				
\$250 - \$299	18	4	5	6	3	-	-				
\$300 - \$349	5	1	2	2	-	-	-				
\$350 - \$399	7	0	3	2	2	-	-				
\$400 - \$449	12	1	5	5	1	-	-				
\$450 - \$499	5	2	2	1	-	-	-				
\$500 or more	25	0	4	14	5	2	-				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME				PROJECT NUMBER							
Campus High School				Mass. R-							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)											
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹								
			2	3	4	5	6	7	8	9 OR MORE	
TOTAL	267	1 Pers. 2 Pers.	70	41	39	15	14	13	6	10	
\$0 - \$49	0	0 0	-	-	-	-	-	-	-	-	
\$50 - \$99	8	8 0	-	-	-	-	-	-	-	-	
\$100 - \$149	24	24 0	-	-	-	-	-	-	-	-	
\$150 - \$199	46	15 31	17	9	5	-	-	-	-	-	
\$200 - \$249	36	7 29	14	8	3	2	1	1	-	-	
\$250 - \$299	40	2 38	13	3	7	4	3	5	1	2	
\$300 - \$349	27	1 26	10	3	5	2	2	2	2	-	
\$350 - \$399	20	0 20	-	8	5	2	1	2	-	2	
\$400 - \$449	24	2 22	5	8	5	2	1	-	1	-	
\$450 - \$499	18	0 18	7	1	1	1	1	2	1	4	
\$500 or more	24	0 24	4	1	8	2	5	1	1	2	

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		BEDROOM REQUIREMENTS							
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	267	1 Pers. 2 Pers.	59	62	82	32	22	10		
\$0 - \$49	0	0 0	0	0	-	-	-	-		
\$50 - \$99	8	8 0	8	0	-	-	-	-		
\$100 - \$149	24	24 0	24	0	-	-	-	-		
\$150 - \$199	46	15 31	15	15	16	-	-	-		
\$200 - \$249	36	7 29	7	11	14	3	1	-		
\$250 - \$299	40	2 38	2	12	10	8	6	2		
\$300 - \$349	27	1 26	1	8	9	5	4	-		
\$350 - \$399	20	0 20	0	0	12	4	2	2		
\$400 - \$449	24	2 22	2	5	12	3	2	-		
\$450 - \$499	18	0 18	0	7	2	2	3	4		
\$500 or more	24	0 24	0	4	7	7	4	2		

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME										PROJECT NUMBER						
Campus High School										Mass. R-						
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
117																
1. PUBLIC HOUSING 44																
a. Federally aided		22	646	906	10	949	58	4	623	178	0	166	262	0	43	306
b. State or locally aided		5	166		2	659		1	553		-	76			19	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL 49		34	1065	74	13	1230	126	2	636	306	0	316	80	0	121	
GROSS MONTHLY RENTAL	Under \$40	-	70		-	17		-	3		-	1		-	-	
	\$40 - \$49	-	113		-	75		-	13		-	3		-	1	
	\$50 - \$59	-	116		-	123		-	39		-	11		-	3	
	\$60 - \$69	8	148		-	175		-	67		-	22		-	6	
	\$70 - \$79	6	179	44	-	200		-	101		-	42		-	10	
	\$80 - \$89	7	133	30	-	212	84	-	133		-	64		-	19	
	\$90 and over	13	306		13	428	42	2	280	306	-	173	80	-	82	
	3. STANDARD SALES HOUSING															
TOTAL 24					***	15	213		7	230		2	101		0	53
SALES PRICE	Under \$5,000	** Includes 3 families requiring one bedroom.				-	10		-	11		-	5		-	3
	\$5,000 - \$5,999					-	5		-	6		-	2		-	1
	\$6,000 - \$6,999					-	6		-	6		-	3		-	1
	\$7,000 - \$7,999					-	6		-	7		-	3		-	2
	\$8,000 - \$8,999					-	6		-	6		-	3		-	1
	\$9,000 - \$9,999					-	9		-	9		-	4		-	2
	\$10,000 - \$11,999					7	18		2	20		-	9		-	5
	\$12,000 and over					8	153		5	165		2	72		-	38

* Includes Federal Rent Supplement Units.

PROJECT NAME Campus High School								PROJECT NUMBER Mass. R-								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																
TYPE OF HOUSING 267		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING ^{**}																
a. Federally aided		57	646	906	35	949	58	15	623	178	15	166	262	7	43	306
b. State or locally aided		9	166		8	659		3	553		2	76		0	19	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL 89		51	1065	74	32	1230	126	2	636	306	4	316	80	0	121	
GROSS MONTHLY RENTAL	Under \$40	-	70		-	17		-	3		-	1		-	-	
	\$40 - \$49	-	113		-	75		-	13		-	3		-	1	
	\$50 - \$59	-	116		-	123		-	39		-	11		-	3	
	\$60 - \$69	8	148		-	175		-	67		-	22		-	6	
	\$70 - \$79	8	179	44	-	200		-	101		-	42		-	10	
	\$80 - \$89	15	133	30	15	212	84	-	133		-	64		-	19	
	\$90 and over	20	306		17	428	42	2	280	306	4	173	80	-	82	
3. STANDARD SALES HOUSING																
TOTAL 27					**	11	213		12	230		1	101		3	53
SALES PRICE	Under \$5,000	Includes 4 families requiring one bedroom.			-	10		-	11		-	5		-	3	
	\$5,000 - \$5,999				-	5		-	6		-	2		-	1	
	\$6,000 - \$6,999				-	6		-	6		-	3		-	1	
	\$7,000 - \$7,999				-	6		-	7		-	3		-	2	
	\$8,000 - \$8,999				-	6		-	6		-	3		-	1	
	\$9,000 - \$9,999				-	9		-	9		-	4		-	2	
	\$10,000 - \$11,999				6	18		3	20		-	9		-	5	
	\$12,000 and over				5	153		9	165		1	72		3	38	

* Includes Federal Rent Supplement Units.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. E-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT:
STATEMENT ACCOMPANYING FORM H-6122

CODE NO. E-223 (2)

I. Basis of Estimates and Sources of Data for Form H-6122:

A. Number, Size, Income, Tenure and Eligibility For Public Housing. (Blocks II, III, IV and VI)

Estimates of the number, size, income, tenure and eligibility for public housing of families to be displaced are derived from a forty percent sample survey conducted by the relocation staff during April and May, 1966, and from information pertaining to eligibility received from the Boston Housing Authority. (Exhibit A-Section E-223 (3))

B. Proposed Rehousing. (Block V)

The proposed rehousing is based both on the expressed preferences of those surveyed, and a determination of feasibility on the basis of income.

C. Methods Used For Determining the Distribution of Rehousing Requirements Into Public Housing, Private Rental and Private Sales.

The determination of rehousing distribution among public housing, private rental housing and private sales housing is based upon (a) preferences of families to be displaced; (b) a determination of the feasibility of those preferences based upon income; (c) availability of public housing as reported in a letter from the Boston Housing Authority (Exhibit A); and (d) estimates of private housing to be available during the displacement period.

D. Number, Size, Rent, and Sales Price of Housing Units Expected to Be Available During Displacement Period.

1. Availability of moderate-income rental units (221(d)(3)) in Washington Park Urban Renewal Area-Boston Redevelopment Authority Staff Analysis-September, 1966.
2. Analysis of turnover of occupied units, City of Boston, in 1965-derived from City of Boston List of Residents Twenty Years of Age and Over - As Of January 1, 1966.
3. U. S. Census of Housing: 1960 Volume I, States and Small Areas, Massachusetts Final Report H C (1)-23.
4. U. S. Censuses of Population and Housing: 1960, Census Tracts, Boston, Mass. Final Report PHC (1)-18.
5. U. S. Census of Housing: 1960 Metropolitan Housing, Boston Standard Metropolitan Statistical Area, Final Report H C (2)-31.
6. U. S. Census of Housing: 1960 Special Reports for Local Housing Authority, Series H C (s-1) No. 67, Boston, Massachusetts.
7. Changes in the Housing Inventory in the City of Boston, 1956-65. Boston Redevelopment Authority staff analysis based on data from Building Department, City of Boston.
8. Letter from Boston Housing Authority dated July 1, 1966.

E. Estimated Relocation, Campus High Early Land Acquisition Area.

Displacement from Acquisition.

Source: A 40% sample survey of residents to be displaced was conducted in April and May of 1966. The results of the survey were then projected on a straight line projection to approximate the total number of households to be displaced.

II. Proposed Rehousing Program:

From an analysis of housing needs and requirements, the following conclusions have been reached concerning relocation housing for the 299 families and 85 individuals to be displaced:

Publicly Assisted Housing - It is estimated that 195 families and individuals, by reason of income, age, and other factors will be relocated into low-rent public housing and housing for the elderly, including existing units, units planned for construction and leased private housing, or into Federal rent supplemented units.

Private Rental - It is estimated that 138 families and individuals will choose private rental housing from existing units and from newly constructed units.

Sales Housing - It is estimated that 51 families and individuals, either as owner-occupants with substantial equity in their property, or as tenants with adequate financial resources, will prefer to purchase homes.

The proposed rehousing program is developed in the following order:

- A. Rehousing in Publicly Assisted Low-Rent Housing
- B. Rehousing in Private Rental Housing
- C. Rehousing in Private Sales Housing

A. Rehousing in Publicly Assisted Low-Rent Housing.

The proposed rehousing of displaced families and individuals into publicly assisted low-rent housing is based upon the availability of:

- (1) Public housing units (4,420)

This includes an annual turnover of 1,950 units per year and the construction of 520 additional units of housing for the elderly through 1968.

(2) Leased housing units (1,000)

The Boston Housing Authority received authorization in June to lease 1,000 private rental units. These are expected to become available within the next two years.

(3) Rent supplemented units (190)

To date the Boston Redevelopment Authority has received assurances that approximately 190 units among new 221(d)(3) developments in Washington Park will be under the Federal rent supplement program. Persons whose incomes qualify them for public housing are also eligible for rent supplemented units.

The total number of low-rent housing units required for Campus High displacement is 195, or an average of 8 per month during the two year relocation period. It is noteworthy that the leased private housing units and the rent supplement units will be becoming available on a timely basis for residents being displaced from the Campus High Area. A sizeable number of these units are expected to be in the Roxbury Area.

The number of low-rent housing units required to accommodate the needs of families and individuals to be displaced from the Campus High Early Land Acquisition Area represents a small portion of the supply expected to become available during 1967-1968:

Public Housing Units Required for Campus High Area Residents

		<u>Bedroom Size</u>				
<u>Units Required</u>	<u>Total</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 or More BR</u>
White	44	27	12	5	0	0
Non-White	151	66	43	18	17	7
TOTAL REQUIRED	195	93	55	23	17	7
TOTAL AVAILABLE	5,610	1,718	1,666	1,354	504	368
(See Page 5)						

Public Housing and Rent Supplement Units to be Available

During Campus High Relocation Period

<u>Units Required</u>	<u>Total</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 or More BR</u>
Two Year Turnover	3,900	812	1,608	1,176	242	62
New Construction	520	494	26	-	-	-
Leased Housing	1,000	400	-	100	200	300
FHA Rent Supplement Units	190	12	32	78	62	6
TOTAL	5,610	1,718	1,666	1,354	504	368

Displacement from the Campus High area will require approximately 3.5% of the units becoming available during the period, ranging from 5.4% of the one bedroom units down to 1.9% of the supply of units with five or more bedrooms.

B. Rehousing in Standard Private Rental Housing

New Construction:

For the 138 families and individuals expected to relocate into private rental housing, a primary source of housing will be the availability of more than 700 attractive new moderate rental 221(d)(3) units in the nearby Washington Park Project Area which are presently scheduled for construction and completion during the next two years. The table below provides more detailed information for each development, showing number of units, expected completion date, and distribution by bedroom size:

New Construction (cont'd)

New Moderate Income Rental Units In Washington Park Project Area Expected To Become Available For Initial Occupancy During 1967 and 1968

Name Of Development	Present Status	Expected Completion (Initial Occupancy)	No. Of Units (Total)	Distribution By Size Number of Bedrooms				
				1	2	3	4	5
Academy II	Under Construction	6/67	316 ^{1/}	22	84	130.	80	-
Charlame II	Under Construction	8/67	38*	-	8*	14*	16*	-
St. Joseph's	Being Processed	4/68	140 (52*)	16	42	48 (18*)	28*	6*
Twelfth Baptist	Being Processed	12/67	54*	12*	24*	12*	6*	-
Warren Gardens	Being Processed	4/68	228 ^{2/} (46*)	36	-	180. (34*)	12*	*
TOTAL			776	86	158	384	142	6
(Rent Supplement*)			(190*)	(12*)	(32*)	(78*)	(62*)	(6*)

- 1/ The Academy II units are cooperatives, requiring a down payment of \$150.
- 2/ Warren Gardens - 20% of the units are expected to be rent supplement; however, the specific breakdown shown here is an estimate.

Thus, families and individuals required to relocate from the Campus High area will have an ample supply of new housing units at moderate rental rates within a short distance from their present location.

Availability of Existing Standard Private Rental Units

For those who wish to relocate within other areas of the city, the volume of turnover among existing standard rental units is sufficiently large that a broad choice of apartments is expected to be available. Recent analysis has shown, for example, that the estimated turnover of standard rental units in Boston during 1965 was over 33,000 units.

1. Analysis of 1965 Turnover of Occupied Units

The Police Department annually conducts a census in January of all residents of the City of Boston, aged twenty years or over, for purposes of determining voting eligibility. The results of the census are published each year - City of Boston List of Residents Twenty Years of Age and Over. The List is published separately for each of twenty-two wards. Ward lists are arranged by precinct (ward subdivision), and streets appear alphabetically within precincts. Residents are then listed alphabetically by street address, with the following information shown for each resident: street address, name, citizenship status, sex, year of birth, occupation, and address for the previous year (January 1) if different from the one listed.

From this list, it is possible to identify those households (by utilizing family name, previous address, and other information given) which moved into their dwelling units during 1965, and thus to obtain an estimated count of the number of units which were re-occupied, or 'turned over' during the previous year. A hand count was made of all such households which were re-occupied during 1965, excluding institutional residences (such as dormitories, convents, nursing homes, and other homes for the elderly). The result indicated that 44,039 units had turned over during 1965.

2. Turnover of Standard Private Rental Units, 1965

The total of 44,039 was then adjusted to exclude substandard units (6,606, or 15% of all turnover) and sales units (3,743, or 10% of 37,432 standard units). The ratio of 85% standard was derived from the 1960 Census, which showed that percentage to be "sound, with all plumbing" or "deteriorating, with all plumbing." (The addition of 26,582 new units since 1960, assumed to be all standard, and the demolition of 10,713 units, presumed to be primarily substandard, suggest that this percentage is conservative.) The ratio of 10% sales was assigned in view of two indicators: (1) 8.0% of all standard vacant units shown in the 1960 Census were sales housing, and (2) 8.4% of all units constructed from 1960 to 1965 were one-family structures. The total number of standard private rental units turned over in 1965 was thus found to be 33,689.

3. Distribution by Bedroom Size and Rental Rate

In order to distribute this turnover into size and price categories, percentages were derived from 1960 Census data on all renter-occupied units (1960 Census of Housing, Final Report HC (2)-31, Table B-2, "Gross Rent of Renter-Occupied Housing Units, City of Boston"). Calculations were made from that table using the following procedure:

- 1) In order to duplicate the rental price categories required on Form HUD-6122, the column labelled "\$80-\$99" was subdivided into two columns, "\$80-\$89" and "\$90-\$99." The formula used was 53.5% for the "\$80-\$89" group, as determined by previous staff analysis and shown in previous relocation reports.
- 2) For each of the resulting ten rental price categories, the number of units of each size (all rooms) was calculated as a percentage of all units of the same price.
- 3) The proportions obtained (i.e. the distribution by size within rental price group) were applied to the number of units of standard housing. (While this implies an even distribution of substandard units throughout the rental price range, no calculation of the price of substandard units was available from the Census by which to apportion substandard units more accurately.)
- 4) Standard units in ten rental price groups were then combined into eight price groups: "Under \$30" with "\$30-\$39", and "\$100-\$119" with "\$120 or more."
- 5) Standard units by size and rent were then converted from size by number of rooms to size by number of bedrooms, to conform to Form HUD-6122. The following formula for conversion from number of rooms to number of bedrooms was used:

One Bedroom:	All units having one, two or three rooms;
Two Bedrooms:	All four-room units and 50% of the five-room units;
Three Bedrooms:	50% of the five-room units and 40% of the six-room units;

Four Bedrooms: 60% of the six-room units;
and 20% of the units having
7 or more rooms;
Five or More 80% of the units having seven
Bedrooms: or more rooms.

- 6) The resulting grid (8 rental-price columns by 5 bedroom size rows) was transformed into the following table, which shows the percentage of units in each size category represented by each same-price cell:

Distribution of Standard Rental Units
By Size and Rent, 1960

<u>Gross Monthly Rental Cost</u>	<u>Number of Bedrooms</u>				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or More</u>
Under \$40	6.6	1.4	0.4	0.2	0.2
\$40-\$49	10.6	6.1	2.1	1.0	0.9
\$50-\$59	10.9	10.0	6.1	3.6	2.7
\$60-\$69	13.9	14.2	10.6	7.0	5.0
\$70-\$79	16.8	16.3	15.9	13.2	8.2
\$80-\$89	12.5	17.2	20.9	20.3	15.4
\$90-\$99	10.9	15.0	18.2	17.7	13.4
\$100 & over	17.8	19.8	25.8	37.0	54.2
<u>TOTAL</u>	<u>(100.0)</u>	<u>(100.0)</u>	<u>(100.0)</u>	<u>(100.0)</u>	<u>(100.0)</u>
100.0	31.6	36.5	18.9	9.4	3.6

Note: For distribution within rental range of each bedroom-size unit, read down. For distribution among bedroom size units, read across bottom column.

- 7) The percentages shown in the above table were then applied to the 33,689 estimated standard private rental units which turned over in 1965%, resulting in the following table:

Unit Turnover in Standard Rental Housing, 1965
City of Boston

<u>Gross Monthly Rental Cost</u>	<u>Number of Bedrooms</u>					
	<u>Total</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or More</u>
Under \$40	909	703	172	26	6	2
\$40-\$49	2,055	1,128	750	134	32	11
\$50-\$59	2,926	1,160	1,230	389	114	33
\$60-\$69	4,183	1,480	1,746	674	222	61
\$70-\$79	5,322	1,789	2,004	1,012	418	99
\$80-\$89	5,607	1,331	2,115	1,331	643	187
\$90-\$99	4,887	1,160	1,845	1,159	561	162
\$100 & over	7,800	1,895	2,435	1,642	1,171	657
TOTAL	33,689	10,646	12,297	6,367	3,167	1,212

(Source: 1966 List of Residents, 20 years of age and over,
as adjusted)

* The Census distribution is used since no comparable data is available on a more current basis. Telephone surveys which have been used on occasion to illustrate availability of low-cost apartments, fail to serve as an indicator since low-rent areas in the City are always under-represented in any survey of newspaper rental ads. In a telephone survey of the rental listings in the Boston Sunday Globe Real Estate Section on July 31, 1966, for example, the number of units for four of the lowest rent areas in the city (Charlestown, South Boston, South End, and Roxbury-North Dorchester GNRFP Areas) represented only 4.4% of the total rental units discovered (1,240). Analysis of turnover of occupied units in 1965 indicates that 23.6% of all turnover (rental and sales) occurred in these four areas.

Implications of Current Rental Turnover, City of Boston

The most striking conclusion to be derived from an analysis of the table above is the magnitude of current standard rental turnover in Boston. It clearly suggests that the impact of displacement caused by urban renewal action is limited in terms of annual turnover.

Private Rental Resources Available for Displaced Families and Individuals, Campus High Area

Five percent of the annual turnover of standard private rental units has been allocated for this project. Thus the figures appearing in Block VII, Section 2, on Pages 4 and 5 of Form HUD-6122 represent 5% of the annual standard private rental for each of the two years of the Campus High relocation period, or a supply of more than 3,300 units. (This does not suggest any limit in choice of existing apartments, of course, but a proportionate allocation of the turnover of existing units is made to avoid duplication in housing resources shown by project.)

Thus, the 138 families and individuals expected to prefer private rental housing are shown as having a choice of 3,954 standard rental units from existing units and from new moderate rental units in Washington Park.

C. Rehousing in Standard Private Sales Housing

A total of 51 families are expected to prefer sales housing. This is somewhat less than the number of owners (84) shown on page one of Form HUD-6122. However, there were a significant proportion of elderly owners with limited income who either did not expect or wish to undertake the purchase of another home or who appeared to be in an extremely marginal position as potential buyers. In some instances, also, elderly homeowners indicated a preference for moving in with married children. The major factor, however, was a decided preference for low-rent housing for the elderly projects.

The supply of standard sales housing resources expected to be available to the 51 families seeking to purchase homes is expected to be more than adequate. The analysis of standard housing turnover in Boston during 1965 indicates an annual turnover of well in excess of 3,000 units per year. Since this figure does not depart significantly from the estimate used in previous applications of projects officially approved and now in execution (2,985), that base figure and methodology is utilized herein.

Method of Estimating Standard Sales Turnover in City of Boston

1. Sales Housing Resources in the City of Boston

Estimates of standard private sales housing in the City of Boston have been developed from the sources identified on pages 1 and 2 of this statement.

As of April 1, 1960, the U. S. Census of Housing listed 485 vacant units having all plumbing facilities which were available for sale. Although this number seems small, it must be remembered that most houses which are for sale are not vacant.

These units are considered standard. In addition, a house classified as a vacant unit available for sale must be for sale only. Vacant units in a multi-family structure which is for sale are not counted unless the unit is for the new owner and not also for rent.

2. Determination of Price of Sales Housing

To estimate price for the 485 standard vacant units, value data for all owner-occupied units was used. The value data is gathered only for one-family units with no business, and represents the respondent's estimate of how much the property would sell for in today's market.

3. Determination of Unit Sizes

The size of sales dwelling units is predicated primarily from U. S. Census reports on occupied units and converted so as to similarly apply to vacant sales units.

4. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Number of Bedrooms

<u>Sales Price</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>	<u>Percent Of Total</u>
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-\$5,999	1	5	7	2	2	17	3.5
\$6,000-\$6,999	1	5	7	2	2	17	3.5
\$7,000-\$7,999	1	6	8	3	2	20	4.1
\$8,000-\$8,999	1	6	8	4	2	21	4.4
\$9,000-\$9,999	1	6	8	3	3	21	4.4
\$10,000-\$11,999	4	16	23	8	7	58	12.0
\$12,000 & Over	18	85	120	44	34	301	61.9
TOTAL	29	137	193	70	56	485	100.0
PERCENT OF TOTAL	6.1	28.2	39.7	14.4	11.6	100.0	

5. Correction for Turnover

Standard private sales vacancies potentially available for rehousing are compared in Block VII, A and B, Form H-6122, with sales housing estimated to be needed for the 51 families during the displacement period.

The vacancy figures for sales housing thus far cited are from the 1960 Census. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is a turnover in sales housing in excess of the vacancy pattern determined by the Census survey. Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price for 1962 also indicate a turnover in sales housing in excess of the Census survey. From this turnover in sales housing in Boston, and from the unit size and cost distribution from the U. S. Census, estimates of standard sales housing available for relocation have been made, using a 10% rate of capture for the Campus High area.

Adequacy of Sales Housing Resources for Campus High Displacement

The numerical estimates of sales housing resources which appear on pages 4 and 5 of Form HUD-6122 thus represent 10% of the annual turnover in the City of Boston for each of the two years of the Campus High relocation period, or an estimated 597 standard sales units against the need for 51 such units among families displaced from the Campus High area.

During the same period, potential buyers from the Campus High area will have access to 15 new homes to be constructed in the Washington Park Project Area. The cost of the homes, which are expected to be completed during July, 1967, will be \$15,000 for a two bedroom unit and \$16,000 for a three bedroom unit.

III. Assumptions and Conclusions as to Housing Needs and Resources

A review of housing needs and resources to be available to the families and individuals as presented on Form HUD-6122 leads to the conclusion that available public and private housing resources are more than adequate to meet their needs.

The housing cost-income ratio used for determination of rent capacity is 25% of gross family income, in accordance with the formula expressed in the Federal rent supplement program. The capacity to purchase is somewhat more flexible, but varies between 150 and 250% of annual income.

IV. Other Concurrent Displacement

A. Urban Renewal Displacement

The relocation period for the Campus High area is estimated to be two years, beginning in January, 1967. During that time, the Charlestown, South Cove, and South End Urban Renewal Projects will be in execution. It is also anticipated that the Fenway Urban Renewal Project will go into execution early in 1967.

B. Displacement from Other Governmental Action

Within the same two year period, the only other significant displacement currently anticipated will be caused by the Massachusetts Department of Public Works for the construction of the Inner Belt and Southwest Expressway federally-aided interstate highways. The Boston Redevelopment Authority received an estimate in 1965 from the DPW of 1900 households to be displaced; this was incorporated into the Workable Program for 1965.

The Boston Redevelopment Authority is currently engaged in a relocation survey of these households under a special contract with the Department. While not yet completed, results to date suggest that the earlier estimate may be too high. It also seems clear that not all the displacement would be completed by the end of 1968. For purposes of estimating all concurrent

demand for rehousing caused by displacement from all governmental action during the Campus High relocation period, an estimated 1,050 households is being utilized here as a reasonable estimate of the amount of DPW displacement which may occur during 1967 and 1968.

For purposes of estimating the housing requirements from State highway displacement during the next two years, DPW rehousing has been allocated as follows - 33 1/3% public housing, 20% sales housing, and the remainder (46.7%) for private rental housing.

This seems a liberal allocation for public housing since a significant number of residents in one area of planned taking appear to be students and/or persons with sufficient income not to want public housing in either instance. The proportion for sales housing may be somewhat understated, since one portion of the highway area not yet surveyed appears to be a residential area with a high proportion of owner-occupants.

C. Estimated Concurrent Housing Requirements From All Governmental Action, 1967-1970

The total requirements for publicly-assisted housing, private rental, and private sales housing have been reviewed and analyzed. The review indicates that an ample supply of public housing, private rental and private sales housing will be available to meet the needs of all families and individuals to be displaced by governmental action during the next two years.

1. Public Housing Requirements, 1967-1970

An analysis of total public housing requirements, caused by concurrent displacement in the South Cove, Charlestown, South End, and Fenway Urban Renewal Projects and the proposed Campus High School Early Land Acquisition Area is shown below. The actual numbers are slightly overstated since a small amount of relocation will have occurred in the three urban renewal projects already in execution prior to 1967.

The figures below, therefore, reflect the two year requirements for all projects listed above, as reflected on pages 4 and 5 of Forms HUD-6122 for each of the projects mentioned. An estimate for highway displacement has then been added.

The public housing resources to be available during this period are estimated at 5,610. This is based on an annual turnover of 1,950 units per year completion of 520 units for the elderly already under Annual Contributions Contract, a new supply of 1,000 units of leased private housing for which the Boston Housing Authority received authorization in June 1966, and a total of 190 units under the Federal rent supplement program.

CONCURRENT REQUIREMENTS FOR PUBLICLY ASSISTED LOW RENT HOUSING
DURING CAMPUS HIGH RELOCATION PERIOD

	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL
Charlestown	20	26	12	5	2	65
South Cove	90	11	9	2	0	112
South End	119	36	35	10	13	213
Campus High	93	55	23	17	7	195
Fenway	152	36	13	2	0	203
Total Units Required						
Urban Renewal	474	164	92	36	22	788

Estimated Public Housing Requirements from DPW Displacement 350

Total Public Housing Units Required from All Governmental
Displacement 1,138

The estimated combined demands for publicly assisted housing caused by displacement from all governmental action during the next two years, represent only 20% of the number of units expected to become available during the same period, and should be accommodated without serious difficulty.

2. Private Rental Requirements

In similar fashion, the combined required private rental resources needed by urban renewal displacement in the Charlestown, South Cove, South End, Campus High, and Fenway areas during 1967 and 1968 as derived from the respective HUD-6122 forms amount to 1,570 units. To that total has been added an estimated additional 500 units as a result of DPW highway displacement. Thus, an estimated total of 2,070 private rental units will be required.

In light of an estimated annual turnover of 33,689 standard private rental units at present, the combined demands from public action could be satisfied from existing housing stock without difficulty. It is important to note, however, that approximately 600 new units of moderate income 221(d)(3) rental housing (non-rent supplement) will have become available in the Washington Park Project, and that this is expected to be a primary resource for Campus High displacement. In addition, significant numbers of new units of moderate income rentals will have become available in the South End through both new construction and large non-profit rehabilitation efforts.

3. Sales Housing Requirements

The combined requirements for sales housing caused by urban renewal displacement during the next two years from the same five urban renewal projects totals 306, plus 200 more for DPW displacement.

With turnover of standard sales units estimated to be between 3,000 and 3,700 per year, a combined demand of 506 units through all governmental displacement during the next two years represents less than 9% of the supply during the same period.

V. Special Problems of Site Occupants and Proposed Solutions

The problems of any site occupant, whether white or non-white, low-income family or individual, elderly or handicapped, will receive the careful attention and assistance of trained relocation and rehousing specialists. Referrals to social service agencies, to job training programs and other types of assistance will be made through a resources coordinator. Medical referrals will be made under the supervision of a public health nursing supervisor. Relocation specialists will assist elderly persons who wish to apply for public housing for the elderly.

Members of minority groups will be encouraged to report any instances of difficulty in obtaining housing, since discrimination in the sale or rental of all but owner-occupied, two-family structures is prohibited by law in Massachusetts.

VI. Numerical Estimates of Individuals to be Displaced

There are an estimated 85 individuals to be displaced in the Campus High Early Land Acquisition Area. Of these, 26 are estimated to be white, and 59 non-white. Few, if any, individuals in the Campus High area presently reside in roominghouses and none in hotels. All of those surveyed resided in housekeeping accommodations.

VII. Housing Resources for Individuals to be Displaced

Since the individuals to be displaced presently reside in housekeeping accommodations, they are expected to relocate into regular housekeeping units of 0 or 1-bedroom size, including public housing for the elderly and private rental housing.

VIII. Non-Residential Displacement

There are an estimated 86 non-residential concerns to be displaced.

As of April, 1966, the Authority had listings of available industrial and commercial space totaling more than 1,400,00 square feet. Approximately 880,000 square feet of this space rents for 75¢ per square foot or less. Many of these properties have rail sidings, freight elevators, and are in first or second class buildings.

In addition, listings have been assembled of vacant available sites suitable for the construction of commercial and industrial developments.

IX. Financing Available to Non-White Residents

The following types of financing would be available to non-white families and individuals, as well as to white families and individuals:

(a) Conventional Mortgage Loans

For site owners or tenants who might have significant equity to apply to the purchase price of the relocation property. This might afford them a lower interest rate, lower mortgage and shorter payment period.

(b) FHA-Insured Mortgage Loans

FHA 203 - For those having some equity money plus loan closing costs.

FHA 221 (d) (2) - For those having little equity money and none for loan closing costs, thus permitting purchasing with a minimum cash investment of \$200 per dwelling unit (up to 4 dwelling units) with this cash applicable to loan closing costs. Thus in the case of a single or two-family home purchase, 100% financing (with available cash applied to loan closing costs) and prepaid expenses is possible.

FHA 220 - For those desiring to build, or purchase and rehabilitate existing structures (1 to 11 units), in Urban Renewal areas.

(c) V. A. Loans

Loans are available (with approximately 10% equity plus payment of loan closing costs and prepaid expenses) to eligible veterans and to site owners who originally utilized a V.A. guaranteed loan (who are eligible as urban renewal displacees for full reinstatement of V.A. entitlement).

X. Arrangements to Utilize Housing Units Assisted Under the Federal Rent Supplement Program

The Boston Redevelopment Authority has conferred with representatives of HUD and FHA concerning the availability of housing units assisted under the Federal rent supplement program authorized by the Housing Act of 1965. As a result of discussions with Federal officials, four projects, totalling approximately 190 units have been proposed for rent supplementation. One project, with 38 units, is already under construction and is expected to be available for occupancy by the fall of 1967.

XI. Coordination with Local Public Housing Authority's Planning For Low-Rent Public Housing Projects in the Locality

The Boston Redevelopment Authority and the Boston Housing Authority are working cooperatively to insure that the needs of persons displaced by urban renewal are taken into account in the planning of low-rent public housing projects in Boston. The Redevelopment Authority reviews and suggests sites for public housing projects to the Housing Authority at all times and has obtained the Housing Authority's agreement to construct low-rent projects in three projects already in execution (Washington Park, Charlestown and South End). The Redevelopment Authority has also strongly supported the Boston Housing Authority's application for 1,000 units of leasehousing which was approved in June by the Department of Housing and Urban Development, and is cooperating with the Housing Authority to expedite the implementation of the program.

XII. Steps Taken to Locate Private Rehousing Resources Available on a Non-Discriminatory Basis

Chapter 197 of the Acts of 1963, Commonwealth of Massachusetts, prohibits discrimination in the sale or rental of all housing except owner-occupied, two family structures. The Authority will not accept any listings where an owner exercises discrimination in the rental of housing and cooperates with fair housing groups seeking to encourage members of minority groups to settle in areas not primarily non-white.

APPLICATION FOR
EARLY LA D ACQUISITION LOAN
PROJECT NO. MASS. E-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: BOSTON HOUSING AUTHORITY LETTER
CODE NO. E-223(3)

"EXHIBIT A"

BOSTON HOUSING AUTHORITY 230 Congress Street, Boston, Massachusetts
02110

July 1, 1966

Mr. Walter L. Smart
Director of Family Relocation
Boston Redevelopment Authority
Family Relocation Department
South Station Terminal
Boston, Massachusetts

Dear Mr. Smart:

The following information relative to public housing as a relocation resource is submitted in connection with the Boston Redevelopment Authority's preparation of a relocation plan for families that may be displaced in the Madison Park - Campus High School area and other sites throughout the Roxbury - North Dorchester GNRP area.

The Boston Housing Authority, in recognition of the special hardships of low-income families displaced by public action, has established admission policies designed to provide maximum availability of its low-rent programs for the rehousing of low-income families who must vacate their homes because of urban renewal or other governmental improvement action.

Special income limits for admission of displaced families have been established in the Federally-aided program. Eligible displaced families have first priority for admission and are selected for tenancy according to the Housing Authority's basic

policy of non-discrimination and non-segregation in accordance with relative housing need regardless of race, creed, color or national origin.

The specific data you requested are presented herein in the order of your request.

1. The number of units under management broken down by bedroom size and racial availability.

At the present time, the Boston Housing Authority has under management thirty four (34) developments containing a total of 14,479 apartments:

<u>Program</u>	<u>Developments</u>	<u>Units</u>
Federally-Aided		
General	15	10,156
Elderly	7	482
Total	<u>22</u>	<u>10,638</u>
State-Aided		
Veterans	10	3,681
Elderly	2	160
Total	<u>12</u>	<u>3,841</u>
Combined Programs	34	14,479

The distribution of dwelling units under management according to bedroom size is as follows:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Federally-Aided					
General	2,595	4,067	2,679	694	121
Elderly	456	26	---	---	---
Total	<u>3,051</u>	<u>4,093</u>	<u>2,679</u>	<u>694</u>	<u>121</u>
State-Aided					
Veterans	468	1,675	1,264	220	54
Elderly	160	---	---	---	---
Total	<u>628</u>	<u>1,675</u>	<u>1,264</u>	<u>220</u>	<u>54</u>
Combined Programs	3,679	5,768	3,943	914	175

2. The status of any plans for additional units with details as to bedroom size, racial availability and estimated dates of availability for occupancy.

Included in the Housing Authority's management program are nine developments containing 642 apartments, specially designed for occupancy by the elderly, that were completed and opened for tenancy between 1962 and 1965.

One development of 64 units for the elderly is under construction and will be completed in August 1966.



In addition, the Housing Authority has entered into an annual contributions contract with the Public Housing Administration to construct nine more developments for the elderly with some 680 apartments. It is anticipated that construction will start on seven of these developments, with a total of 520 units in 1966.

Plans have also been initiated for the rehabilitation of existing private housing for conversion to low-rent use. One of the major emphases in this program is the provision of suitable accommodations for large, low-income families, particularly those displaced by urban renewal action. A development program of 108 dwelling units of rehabilitated housing, to be located on scattered sites, is now under annual contributions contract.

As a pilot project, the Housing Authority acquired title to 23 parcels of property containing 59 apartments in 18 buildings in the Highland Park area of Foxbury for conversion into 34 apartments. Remodeling plans are now being developed. The following unit size distribution is currently planned: 11 apartments with three bedrooms, and 23 with four bedrooms.

The Housing Authority has undertaken a three-year demonstration program of rent supplementation involving forty (40) large, low-income families displaced by urban renewal action. These families occupy approximately ten percent of the apartments in each of three new, private housing developments financed under the FHA moderate-income mortgage insurance program provided by Section 221(d)(3) and located in the Washington Park renewal area.

With respect to future programming, the Housing Authority has some 1066 units remaining in federal authorizations that are in various stages of planning.

The Housing Authority has executed an annual contributions contract for 1,000 units of leased housing under Section 23 of the Housing Act of 1965.

3. Income limits for initial and continued occupancy.

The Housing Authority has established special maximum income limits for the admission of displaced families that are higher than for other low income families in the Federally-aided program. In the State-aided veterans and elderly programs, the regular income limits are applicable in the case of displaced families in accordance with State Housing Board regulations. There are no minimum income limits in any program.



The maximum income limit schedules governing the admission of displaced families are as follows:

Federally-Aided

<u>Number Persons In Family</u>	<u>Maximum Net Family Income After Exemptions</u>
1 or 2	\$ 4,500
3 or 4	4,750
5 or 6	5,125
7 or more	5,500

State-Aided (Veterans Program)

<u>Number Minors In Family</u>	
0	\$ 4,350
1	4,550
2	4,750

(For each additional minor, add \$200.)

State-Aided (Elderly Program)

<u>Number Persons In Family</u>	<u>Maximum Net Family Income After Exemptions</u>
1	\$ 2,500
2	3,000

Net income for eligibility purposes as used in this context means aggregate family income from all sources to all members of the family including children, less certain specified deductions such as compulsory payroll deductions for social security or other pension benefits. An exemption of \$100 in the Federally-aided program and \$200 in the State-aided Veteran Program is allowed for each minor member of a family. Also exempted are payments from the Federal Government for disability or death occurring in connection with military service.

At the present time, the Authority is reviewing its income limits with a view toward an upward adjustment consistent with current economic conditions.

4. Minimum rent charge.

The rental charges in public housing are related to the income of each tenant and vary according to program.

In the Federally-aided program, there is a single gross rent-to-net income (after deductions and exemptions) ratio of 23.0 percent.



In the State-aided program for veterans, the ratio for families with less than two minor children is 25.0 percent. This ratio is reduced to 24.5 percent in the case of families with two minors, with a further reduction at the rate of one-half percent for each additional minor (not to exceed seven) in the case of larger families. Families with seven or more minors are charged rent on the basis of 22.0 percent gross rent-to-net income ratio.

In the State-aided Elderly program, the gross rent-to-net income ratio is 27.5 percent for a one-person family and 29.5 percent for a two-person family.

The rental charges in all developments are gross charges including the cost of all utilities, except in the case of State-aided veterans development Boston 200-10. In this development, the shelter rent-to-net income ratio for the family without minor children is 21.0 percent and the ratio is reduced for families with children at the rate of one percent for each minor, up to seven, in a family. The ratio for families with seven or more minors is 14.0 percent.

Minimum rent charges have been established as follows:

Regular minimum rent (all bedroom sizes)

Federally-Aided	
General	\$ 45.00
Elderly	45.00
State-Aided	
Veterans	\$ 55.00
Veterans (200-10)	50.00
Elderly	57.00

Special minimum rent (for certain tenants receiving Old Age Assistance, Disability Assistance and Aid to Families with Dependent Children allowances from the Welfare Department).

<u>Assistance Category</u>	<u>Monthly Rent</u>	
	<u>Federally-Aided</u>	<u>State-Aided</u>
Old Age Assistance	\$ 50.00	\$ 55.00
Disability Assistance	50.00	55.00
Aid to Families with Dependent Children		
a) Families of four or less persons	57.00	57.00
b) Families of five or more persons	65.00	65.00

5. Priority of admission preference which the Boston Housing Authority gives to Title I Project displacees, and the estimated number of units that will be available to them, broken down by number of bedrooms and racial availability.

First priority in admission is given to families which are to be displaced by any public slum clearance, redevelopment or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing, along with families displaced by a low-rent public housing development, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This priority is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards,

Among such displaced families, first preference is given to families of disabled veterans whose disability has been determined by the Veterans Administration to be service connected; second preference is given to families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service connected; and third preference is given to families of other veterans and servicemen.

In the State-Aided veterans program, this order of priority is further modified by an order of preference among veterans. First preference is given to families of World War II and Korean conflict veterans, with second preference to the families of other veterans and third preference to an individual veteran or the widow or widower of a veteran who is 50 years of age or over.

Each applicant entitled to the displaced family qualification is offered an apartment suitable to its needs in whatever development it becomes first available in accordance with the Authority's tenant selection policy.

Together with the planned construction and the proposed leasing program previously indicated, normal turnover in the Housing Authority's existing program will provide the public housing resources for the relocation of displaced and other families. The following tabulation shows the number of apartments vacated by families moving out of developments between January 1, 1959 and December 31, 1965, according to bedroom size and year of vacation.

	<u>1965</u>	<u>1964</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
1 BR	406	375	293	362	299	338	299
2 BR	804	797	766	805	748	820	920
3 BR	588	573	585	576	504	564	544
4 BR	121	114	128	120	104	127	110
5 Br	<u>31</u>	<u>27</u>	<u>28</u>	<u>24</u>	<u>18</u>	<u>22</u>	<u>27</u>
Total	1,950	1,886	1,800	1,887	1,673	1,871	1,900

6. Admission requirements other than those related to either income or family composition, such as residence requirements and social and behavioral requirements.

In the Federally-Aided program, except for a displaced, handicapped or disabled person, an individual or one-person family is eligible for admission only at age 65 or over. In the State-aided program, when units are available for which there are no eligible veteran families of two or more persons, individual veterans or widows or widowers of veterans at age 50 or over and non-veterans at age 65 or over may be admitted.

All applicants must meet statutory citizenship requirements. Aliens, honorably discharged from the U.S. armed forces, who have applied for citizenship and aliens aged 65 or over and eligible for Old Age Assistance meet this requirement.

The Housing Authority has established a minimum residence requirement of one year for general admission eligibility. However, this administrative requirement does not apply in the case of a displaced family. There is no minimum residence requirement for displaced families.

With respect to social and behavioral requirements, applicants must meet minimum standards of acceptability as determined by the Housing Authority.

It is the intention of the Housing Authority to continue to extend preferential consideration to displaced families in accordance with its legal and moral responsibilities.

The procedure of assigning a representative from the Housing Authority's tenant selection office, on an as needed basis, to your renewal site offices in order to facilitate the application process for displaced families will be continued.

Should you desire further information, please advise us.

Very truly yours,

Ellis Ash
Administrator

CJC;sm

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. E-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: INFORMATIONAL STATEMENTS CODE NO. E-223 (4)

Exhibit B

PROPOSED INFORMATIONAL STATEMENTS TO FAMILIES AND INDIVIDUALS

Dear Resident:

As you may know from community meetings, you are living within the area planned for Early Land Acquisition within the proposed Campus High School Urban Renewal Project Area.

The area is being proposed for early acquisition and clearance in order that the School Department may begin construction of the new campus high school as soon as possible, while final planning for the larger project area is being completed.

The properties proposed for early acquisition lie within the area generally bounded by Shawmut Avenue on the east, Roxbury Street to Linden Park Street and cutting across Dunlow, King, and Elmwood Streets to Roxbury Crossing on the south, Tremont Street on the west, and Weston Street, Cabot Place and Sterling Streets on the north (with the exclusion of certain blocks - including the housing project, public health building and those bordering Hampshire Street between Linden Park and Vernon Streets).

When final Federal approval for early land takings has been received, you will be eligible for assistance in locating other housing and for relocation payments. A pamphlet describing these services is enclosed for your information.

When activities begin, you will be contacted by a relocation worker. If you have any questions before that time, you may contact our office which is located at Room 536, South Station (Tel. LI2-4323). Relocation can be a beneficial experience for you, and we look forward to working with you.

Sincerely,

Walter L. Smart
Director of
Family Relocation



APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. E-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: INFORMATIONAL STATEMENTS

CODE NO. E-223(4)

Exhibit C

PROPOSED INFORMATIONAL STATEMENT TO BUSINESS CONCERNS

Dear Business Owner:

As you may be aware, your establishment is located in one of the properties planned for Early Acquisition within the proposed Campus High School Urban Renewal Project Area. The area is being proposed for early acquisition and clearance in order that the School Department may begin construction of the new campus high school as soon as possible.

The properties proposed for early acquisition lie within the area generally bounded by Shawmut Avenue on the east, Roxbury Street to Linden Park Street and cutting across Dunlow, King, and Elmwood Streets to Roxbury Crossing on the south, Tremont Street on the west, and Weston Street, Cabot Place and Sterling Streets on the north (with the exclusion of certain blocks - including the housing project, public health building and those bordering Hampshire Street between Linden Park and Vernon Streets)..

When final Federal approval for early landtakings has been received, you will be eligible for assistance in locating other facilities. Trained business relocation specialists will help you to prepare a relocation plan and will maintain lists of other locations and brokers in the area who may be of assistance. Information on mortgaging and financing will also be available, including special assistance available to displaced businesses from the Small Business Administration.

At that time you will also be eligible for certain types of relocation payments. You will be eligible for reimbursement of your moving expenses up to a maximum of \$25,000. (Recent Federal changes in regulations and pending State legislation may lead to the removal of this limit and permit reimbursement of full moving costs in excess of this amount.) Property losses may be reimbursed up to a maximum of \$3,000. In addition, a Small Business Displacement Payment of \$2,500 is available to certain businesses. Storage costs for up to one year are also a reimbursable item. In addition, property owners are now eligible for reimbursement of certain settlement costs.



When activities begin, you will be contacted by a business relocation worker. If you have any question before that time, you may contact our office at

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move.

Sincerely,

Project Manager

Enc. Guide for Reimbursement of
moving Expenses and Property Losses

GUIDE FOR REIMBURSEMENT OF MOVING EXPENSES AND PROPERTY LOSSES

Under the terms of the Housing Act of 1949, as amended, business establishments which must move as the result of the execution of the urban renewal program may be eligible for relocation payments to cover:

- A. Moving Expenses
- B. Property Losses
- C. Small Business Displacement
- D. Storage Costs (for up to one year)
- E. Settlement Costs (to owners)

These payments are subject to the conditions set forth by the Urban Renewal Administration. The following guide outlines some of the more important regulations regarding eligibility and procedure and should be fully understood prior to the making of relocation plans.

Not all relocation expenses are compensable; if maximum benefit from the relocation program is to be received, the entire relocation plan should be discussed with a representative of the Authority before plans are final.

A. Moving Expenses

Eligible moving expenses are reimbursable in full for a distance of up to 100 miles from the city boundary.

Instructions for All Site Occupants Intending to File a Claim for Moving Expenses

Before moving from their location within the project all businesses must:

1. Submit a written notice to the Site Office of their intent to move, at least thirty (30) days and not more than ninety (90) days, prior to the move.
2. Submit a complete up-to-date inventory of all machinery, equipment, stock, and other personal property which is to be moved. Stock and bulk supplies may be estimated by gross weight, truck loads, cubic feet, or lineal feet.
3. Prepare simple specifications of the work to be done upon which moving contractors and other mechanics and craftsmen will be able to make competitive bids. These specifications need not be very technical but should describe clearly all work to be performed, including machinery to be dismantled and reinstalled, as well as electrical, refrigeration, or other mechanical work that is to be done.
4. Obtain from at least three (3) reputable contractors, competitive bids for all work that is to be performed and for which the business expects to file a claim. These may include separate bids for cartage, electrical, plumbing, or other specialties which will be involved in the move. Informal estimates are not acceptable. (Where moving expenses will not exceed \$500, three bids are not required.)



The relocation payment will not exceed the amount of the lowest of the three bids submitted; however, the lowest bidder need not be the contractor selected.

Self Moves

If a business decides to either move itself or assist the commercial mover in packing, etc., it will then be necessary to submit:

1. Competitive estimates (as outlined above).
2. A copy of the payroll record, certified to be true and accurate by the claimant, indicating the names of the individuals participating in the move, their social security numbers, the dates they worked, the number of hours they worked, the hourly rate of compensation, the amounts paid to them, and the gross amounts they earned.
3. If a vehicle was rented, a receipt from the firm from which it was rented, showing the amount paid for rental.

It should be understood that self-moves are reimbursable for "out of pocket" expense only, and no payment can be made for charges such as overhead and profit or rental of company-owned vehicles.

Instruction on Filing a Relocation Claim

After the move to the new location has been completed, claimants are required to file, in person, Form H-6146 (Claim for Relocation Payment). In support of this claim all invoices relative to the move must be submitted along with any other additional data that might be required to justify reimbursement.

Invoices that do not have a clear description of work performed, and do not show labor or material charges, will be returned to the claimant for further clarification and will delay the processing and approval of the entire relocation claim. It is advisable that movers and contractors be informed of these requirements before their invoices are prepared.

All claims for relocation expenses must be filed within six (6) months from date of move.

Typical Moving Costs

The following are lists of typical moving costs which may or may not be reimbursable as indicated:

1. Typical Reimbursable Costs:

- a) Relettering that portion of a movable sign to change the old address and phone number to the new address and phone number;
- b) Disconnection and reinstallation of shelving bins or other trade fixtures that are considered personal property;

- c) Installation of cement or similar pads used as a base in reassembling of walk-in cooler and freezer chests or other type of equipment or machinery;
- d) Millwright or similar labor necessary to the proper dismantling, reassembling and adjusting of equipment and machinery;
- e) Installation of electrical wiring connecting the equipment or machinery to the necessary outlets providing such lines are not concealed within the floor, walls, or ceiling.

2. Typical Costs that are not Reimbursable:

- a) Lettering of signs on plate glass windows or on any portion of the structure at the new address or relettering signs on company vehicles;
- b) Disconnecting and reinstalling telephone equipment, burglar alarms or similar service equipment not owned by the claimant;
- c) Strengthening or bracing of the building at the new location to increase the structural load capacity or improvements to the real property in any manner;
- d) Installation of equipment, machinery or other items not moved from the project location;
- e) Repair or refurbishing items moved or the purchase of new or used equipment, machinery, motors, converters or alternators.

B. Property Loss

When a business will cease operations or dispose of part or all of its personal property, a claim for Property Loss may be submitted. However, the amount of payment for property loss plus the amount for moving expenses may not exceed \$3,000.

In order to establish a property loss claim, the site occupant must dispose of the items concerned through a bona fide sale. If the amount realized from the sale after deducting any ordinary and reasonable expenses of the transaction is less than the appraised fair market value for continued use, the difference between the net amount realized and the fair market value represents the amount of the direct loss of property. The maximum relocation payment for a property loss claim is \$3,000.

The following instructions for property loss claims must be complied with:

- 1. The Authority must be notified in writing at least 30 days in advance of the proposed sale. Detailed instructions and necessary forms will then be supplied, including Property Loss forms on which each item of personal property to be sold must be listed.

2. A signed waiver from the former landlord must also be secured conclusively proving that fixtures and other items of a disputable nature to be sold were at no time considered part of the real property.
3. Every effort to sell all the items listed must be made, using all appropriate means, such as newspaper advertisements, interested dealers, and as a last resort, salvage companies.
4. A narrative statement, in writing, must be submitted describing the efforts to sell the items listed, identifying each interested buyer and the amount offered.
5. If all efforts to sell fixtures and equipment are unsuccessful, permission may be granted to arrange for a "public sale".
6. Any sales, private or public, must be substantiated by a "bill of sale", or similar document in addition to copies of advertisements, auction records, and all other evidence verifying the "bona fide" nature of the sale.

After disposing of the personal property concerned and complying with the instructions listed above, claimants are required to file, in person, Form H-61146 (Claim for Relocation Payment). In support of this claim, all bills of sale and expenses of selling must be submitted along with any other additional data that might be required to justify reimbursement.

All Property Loss claims must be filed within six (6) months from the date of move from the Project Area.

C. Small Business Displacement Payment

The Housing Act of 1964, as amended, permits a Small Business Displacement Payment to be made to certain business concerns which move because of urban renewal activities. The payment is in addition to reimbursement for moving expenses and any actual direct loss of property.

A Small Business Displacement Payment may be made to a business concern if the following eligibility requirements are met:

1. The concern is not part of an enterprise having establishments outside the urban renewal area;
2. The concern filed an income tax return with the Internal Revenue Service for the two years preceding displacement, or, if not in business that long, for one year preceding displacement;
3. Average annual gross receipts or sales exceed \$1,500;
4. Average annual net income, before taxes and plus certain salaries, wages, and other compensation, is less than \$10,000;

5. The claim for payment is submitted within six months of the concern's move from the urban renewal area.

Schedule C of Form H-6146, Claim for Relocation Payment, indicates the extent and type of information required as a basis for determining eligibility for a Small Business Displacement Payment. Schedule C calls for the same information reported on income tax returns filed with the District Director of Internal Revenue.

As in the case of a Relocation Payment for moving expenses and any actual direct loss of property, a Small Business Displacement Payment is not made until the business has moved from the premises occupied in the Project Area. However, in certain cases the payment may be made before the vacated property has been acquired by the Authority.

In order to qualify for the Small Business Displacement Payment, all other provisions noted here for claim of moving expenses and loss-of-property payments must be fulfilled.

* * * * *

The foregoing guide consists of all of the relevant information concerning business relocation programs and procedures that are contained in the Application for Early Land Acquisition Loan submitted to the Federal government.

The guide was presented to acquaint you with the basic regulations regarding relocation payments, but we urge you to contact the Authority as soon as possible for help in reviewing what relocation costs are eligible to be reimbursed and in expediting payment to you.

The Federal regulations on relocation payments are found in Part 3 of Sub-title A of Title 24 of the Code of Federal Regulations (FEDERAL REGISTER, Vol. 30 - December 8, 1965, pp. 15145-49).



CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
BOSTON REDEVELOPMENT AUTHORITY
BOSTON, MASSACHUSETTS

RESPONSE TO URBAN AID CRITIQUE OF CAMPUS HIGH RELOCATION PLAN

A. The first question raised in the Critique is whether there will be sufficient housing resources not only for families and individuals displaced by the proposed Campus High Project but also for those who will be displaced by other projects during the same period of time.

We anticipate that the demand for housing resources for families displaced by governmental action during 1967 and 1968 will be as follows:

PROJECT	TOTAL RELOCATION PERIOD	ESTIMATED RELOCATION 1967 - 1968	ESTIMATED REQUIRED RESOURCES		
			PUBLIC	PRIVATE	SALES
Charlestown	4 years	250	60	120	70
South Cove	2 years	430	60	330	40
South End	7 years	950	200	640	110
Campus High	2 years	384	195	138	51
Fenway	4 years	250	36	176	38
Inner Belt & Southwest Expressway	3 years	1,050	350	500	200
TOTAL		3,314	901	1,904	509

Therefore, only twenty-three families and individuals on an average need be relocated each month from each of the displacement areas in order to comply with the above schedule.

The 1960 United States Census reported that in the two-year period 1958-59, 27,806 rental units were vacated and then reoccupied, that is, approximately 13,903 rental units a year. The number of resources which we show on form HUD-6122 of the Relocation Report for the Campus High Urban Renewal Project represents only 20% of this estimated turnover of private rental housing units in Boston.

20% OF ESTIMATED AVAILABLE SUPPLY

<u>ONE BEDROOM</u>		<u>TWO BEDROOMS</u>		<u>THREE BEDROOMS</u>	
Required	Avail. Supply	Required	Avail. Supply	Required	Avail. Supply
85	2113	45	2144	4	865

<u>FOUR BEDROOMS</u>		<u>FIVE BEDROOMS</u>	
Required	Avail. Supply	Required	Avail. Supply
4	390	0	60

B. Urban Planning Aid notes that 195 families and individuals are proposed to be rehoused in Public Housing and raises several questions in regards to this proposal.

1. The first question asks whether families and individuals who are financially eligible will be willing to accept public housing.

It is true that our experience has been that some eligible families refuse to move into existing public housing units; on the other hand, our experience with the rent subsidy program has been that all families who were given the opportunity to benefit from this program did so enthusiastically.

The Boston Housing Authority has received federal approval to provide one-thousand units of rent subsidized leased housing. The proposed number of units by size to be leased is as follows:

3 Bedrooms-----	100 units
4 Bedrooms-----	200 units
5 Bedrooms-----	200 units
6 Bedrooms-----	100 units
Apartments for the elderly-----	400 units
TOTAL-----	1000 units

Consequently, by utilizing both the available resources in existing public housing accommodations (1900 units available on an annual basis through turnover) as well as the 1,000 new leased housing units, we are confident that the 195 families and individuals requiring public housing will accept units in one or the other of these programs. It is also true that families and individuals displaced by governmental action receive priority status for public housing units.

2. Urban Planning Aid observed that the minimum rent for federally-aided projects is \$45 per month for families and elderly individuals, while the minimum rents in state-aided projects range from \$50 to \$57 per month. Urban Planning Aid specifically asks whether it is desirable for families having rent-paying abilities that are below public housing minimum rents, to be supported



by public welfare as a result of the renewal program.

It appears that Urban Planning Aid is making an assumption that families and individuals within the proposed Campus High Urban Renewal Area whose incomes are below \$200 per month are now paying less than the minimum rents charged by the Boston Housing Authority. To ascertain if this assumption is valid, we have examined the survey cards that we have compiled on families in the area.

With three exceptions, these survey cards list both a contract rent and an additional amount for heat and utilities. Because we have found that some families claim to be paying an excessive amount for heat and utilities, we have disregarded the amounts for heat and utilities shown on the survey cards. Instead, we have added the Conservative figure of \$25 per month for heat and utilities to the amounts shown for contract rent. The results show that the white families and individuals are paying an average gross rent of \$60 per month and non-white families are paying an average gross rent of \$67 per month.

The process of urban renewal has absolutely nothing to do with eligibility requirements for public welfare. The sole justification for a public welfare system is to provide assistance to families and individuals whose means of subsistence is below the survival level.



Urban Planning Aid appears to be saying that it is socially desirable to have families and individuals remain in substandard housing with inadequate funds for food, clothing and other necessities of life. We believe that all families and individuals are entitled to an opportunity to secure decent housing with adequate income for other necessities of life.

3. The question raised by Urban Planning Aid about the availability of public housing resources when they are needed has been answered in Section B 1. of this report.

Families being relocated are not ordered to move as suggested by Urban Planning Aid. Rather, eligible families and individuals who wish to move to public housing are assisted by the Authority's staff to secure units in existing projects or through the leased housing program.

4. Experience in the Washington Park relocation program has shown that during the relocation process, families and individuals with social and economic problems can be, and are, helped to benefit from public and private housing. Families with behavioral or social adjustment problems are not discarded to shift for themselves but are provided with extensive social services appropriate to their needs.

C. Housing Resources.

One can always cast doubt on any statistical fact while offering no sound basis for this doubt. While we will continue to assume that information gained from the U. S. Census is substantially correct, we will also continue to update our information. Consequently, a survey was made of those units listed on one day (July 31, 1966) in one newspaper (Boston Globe). Please refer to Appendices I and II for the results.

Urban Aid also implies that the amounts shown on the average rent schedule adopted by the Authority for Relocation Adjustment Payments are those which families must pay to obtain decent housing. Again, a review of the actual situation proves the facts to be otherwise. An analysis of the 178 cases approved by the Boston Redevelopment Authority for Relocation Adjustment Payments, shown in Appendices III and IV, indicates that families in each apartment size category are paying a lower amount than that which is shown on the rent schedule.

- D. The relocation program for the Campus High Urban Renewal Area does not rely on units of 221 (d) (3) housing to be constructed. The 221 (d) (3) figures are listed below merely to show that new housing, as well as existing units, will be among the choices available to those displaced.

It is anticipated that final approval of the Campus High Urban Renewal Area will be received about March 1967. State



Law prohibits any governmental agency from requiring families and individuals to move in less than four months after acquisition of the property in which they reside.

Although it is true that some families will voluntarily move during the four-month period, most will not. Consequently, the relocation of families and individuals from the Campus High Urban Renewal Area is expected to get underway in July 1967 and to be carried out during the subsequent two-year period. Thus, by relocating an average of sixteen families and individuals per month, we can satisfactorily complete the relocation program.

221 (d) (3) DEVELOPMENTS, WASHINGTON PARK

Academy II -- 316 units now under construction -- completion date June 1967

1 bedroom	22	\$75 per month
2 bedroom	84	85
3 bedroom	130	95
4 bedroom	80	105

Note: These are Cooperative units, with a down payment of \$150

Charlame II -- 38 units -- completion date August 1967

2 bedroom	8
3 bedroom	12
4 bedroom	18

Note: All units will be under the rent supplement program and families will pay 25% of income for rent.

St. Joseph -- 126 units -- completion date December 1967

1 bedroom	16	\$75 per month
2 bedroom	38	95
3 bedroom	52	115
4 bedroom	30	130
5 bedroom	6	145

Note: 40% of these units will be under the rent supplement program and families will pay 25% of income for rent.

12 Baptist -- 54 units -- completion date December 1967

Efficiency units	2
1 bedroom	10
2 bedroom	24
3 bedroom	12
4 bedroom	6

Note: All units will be under the rent supplement program and families will pay 25% of income for rent.

Warren Gardens -- 200 units -- completion date February 1968

Efficiency units	29	\$75 per month
1 bedroom	17	89
3 bedroom	187	125
4 bedroom	6	145

General Note:

1. All of the rents listed in 221 (d) (3) Developments include heat and hot water.
 2. Since only forty families and individuals remain to be relocated from Washington Park, these units will be available to families and individuals from the proposed Campus High Urban Renewal Area on a priority basis.
-
-

In addition to the 221 (d) (3) units, other types of housing will be available.

Phalanx -- 15 units of sales housing -- completion date July 1967

2 bedroom	\$15,000
3 bedroom	16,000

Tower on the Boulevard -- 100 units -- completion date
December 1967 -- elderly

- E. Urban Aid assumes that (1) the relocation report leans heavily on Relocation Adjustment Payments as a way of meeting the needs of families who cannot afford the rents charged in decent housing, and (2) that these payments are made over the period of one year.

The facts are: (1) Relocation Adjustment Payments are used to motivate families with low incomes to seek public housing where the need is indicated. (Before such a family can receive a Relocation Adjustment Payment, it must apply for public housing, and if the family is not offered a unit within a reasonable period of time, then it may be eligible for a Relocation Adjustment Payment. The Boston Redevelopment Authority and the Boston Housing Authority have agreed that three months is a reasonable period of time.) (2) If an offer of an acceptable unit requires more than three months, the family is encouraged to remain on-site until such an offer is made. If, however, the family elects to move, staff will seek standard housing within the family's ability to pay. (3) Families cannot receive a Relocation Adjustment Payment unless they move to standard housing. (4) Approved Relocation Adjustment Payment funds will be mailed to the eligible family over a five-month period of time. (5) These payments were not conceived or planned as rent supplements and are not described as such.

- F. The procedure of surveying a sample of residents and using the sample as a basis for determining needs and requirements is recognized as sound in government as well as in academic circles. However, when the relocation process begins, all families and individuals are surveyed so that appropriate assistance can be made on an individualized basis.
- G. Although families and individuals generally move to areas close to the clearance area, the Washington Park relocation experience shows that nearly 40 per cent did move to other sections of the city and an additional 9 per cent moved to suburban areas. (See Appendix V.) It is the responsibility of the Redevelopment Authority, as a public agency, to provide knowledge of housing resources in all parts of the city. Nevertheless, for those families who do choose to relocate close to the clearance area, Section D above shows that adequate relocation resources will be available in the adjacent Washington Park Area.
- H. Urban Planning Aid may feel that 20% or even 15% of income is the proper standard in determining a family's ability to pay rent. The Boston Redevelopment Authority, however, accepts the federal government's standard, as reflected in the rent supplementation program, of 25% of income.
- I. Finally, Urban Aid questions the methodology and conclusions stated in the estimates of housing resources. (Statement accompanying Form H-6122.)

1. This question will be answered in item five below.
2. The availability of Census document HC (2) NOS1 Housing
1960 - Boston, Mass., made it possible to check the
report's estimate of the rental housing distribution in
the City of Boston. Tables B 2. and B 10. show the
median rents to be around \$80 for occupied units and
slightly less than \$60 for vacant units. The difference
can be partially explained by two factors -- first, the
typical occupied unit is larger in size than the typical
vacant unit and second, the Census uses gross rents for
occupied units, and in most cases, uses contract rents for
vacant units. However, the conclusion of the U.P.A. that
the rents on vacant units are significantly higher
than occupied units is not evident from the Census
data.

Furthermore, Table B-10 shows that in the critical \$40
to \$80 per month three or more bedroom category, there
were 831 vacant units available. A reasonable estimate
would be that about 650 of these units had all plumbing
facilities. (Approximately 79% of these 4,000 units in
the \$40 to \$80 rental range had all plumbing facilities.
If this same percentage were applied to the 831 units
which have three or more bedrooms, over 650 units would be
in this category.) The estimate of the supply of the above
units in the report calls for 549 units with all plumbing
facilities. Thus it appears we have underestimated the
supply of low-rent, large-size apartments on the basis
of census data.

For the large but more expensive apartments (\$80 and over per month), the Census Report lists 124 units of which more than 100 units were standard. Our estimate of the supply shows 691 such units and is greatly over-estimated. However, the total need is for only eight of these units.

For the smaller size units (zero to two bedrooms) the census report lists over 7,500 units in the vacant category. Even if all the 3,000 vacant units as listed in the report which lacked plumbing facilities were in this category, there would still be 4,000 units available for relocation. The total estimate of the supply of such units in the report was 4,300 units, the total need was for only 130 units.

3. and 4. The question here is on the validity of our assumption that the distribution of numbers of bedrooms in vacant units is similar to that in occupied units. In this case the 1960 census data support our position. The distribution is as follows:

Number of Bedrooms	Renter Occupied Units		Vacant Units For Rent	
	Number	Percent	Number	Percent
0 - 1	65,234	40.0%	4,856	55.0%
2	56,464	34.5%	2,753	31.0%
3 or more	41,744	25.5%	1,259	14.0%
TOTAL	163,442	100.0%	8,979	100.0%

It can be seen that vacant bedroom distribution roughly approximates occupied bedroom distribution. This is so particularly if an allowance is made for the fact that the small apartment is over-represented among the vacant units (because of the high mobility of the one-person or two-person household). In any case, what is important, is the existence of over 40,000 three or more bedroom units in the renter market.

5. During the period 1960 - 1965, 9,908 housing units were demolished. In addition, 705 housing units were lost through merger with other units. Thus, the housing stock was reduced by a total of 10,713 units. However, during the same period, 26,609 units were added to the housing stock (22,917 units through new construction and 3,692 units through conversion). The net result of both processes is an increase of 15,800 units in the City's housing stock. The above information plus additional data for the years 1956 - 1959 is shown in Appendix V, "Changes in the Housing Inventory of the City of Boston: 1956-1965."

During the same period, between 1960 and 1965, Boston's population dropped from 698,000 to 617,366, an absolute loss of 80,634 and a relative loss of 11%.

It is reasonable to conclude that since the housing stock

has increased while the population has dropped, there is now more housing per capita than was reported in the 1960 Census (see Appendices VI and VII).

6. The question raised in this section has been answered in Section B. 4. above.
7. It is unclear what is meant by the "inflationary effect outlined above." If the implication is that a reduced supply raises the price, then the statement is irrelevant because the supply of housing has increased. If the implication is that the rent level has risen because of inflationary pressures throughout the economy, then the statement is not necessarily true. Inflation is a general concept; it is the net effect of all price changes. It is possible for the price of some goods to drop while inflation still occurs because more of other goods have risen in price. This uneven effect is possible, too, within a particular market such as housing: prices in one area can be low due to weak demand at the same time that rents are high in the other areas. Hence, general rises in rent are no sure indication that the prices of relocation housing have risen.
8. The information regarding the number of utility shut-offs in the Relocation Report was included to provide more up-to-date information on housing turnover. Even if



25% of the 16,172 shut-offs between January through July 1964 represent demolition of units or failure to pay bills by continuing tenants, then over 12,000 units would have been available through turnover to persons seeking housing.

9. Although we do make surveys of units listed in the real estate section of certain newspapers (in this case the Boston Globe), the purpose is not intended to support or deny data gained from the U. S. Census.

Obviously, this kind of survey is much too limited in scope to provide any judgment on Census data. Its primary value is to indicate that on any one day in time, units are available in rents and sizes which are suitable to families and individuals to be displaced.

The more recent survey by staff of the Boston Redevelopment Authority, which has been included as Appendix I of this report, indicates the continual availability of even more such units. It is significant to note that 227 of the units listed in this survey, or 33%, rent for less than \$90 per month. Although it is true that only 23 units having three or more bedrooms are listed renting under \$100 per month, it must be recognized that the less expensive apartments are by and large not advertised in the newspapers. The relocation staff gains information on such units through its extensive contacts with landlords and realtors. In any case, the information given

on new 221 (d) (3) units to be constructed within the Washington Park Urban Renewal Area indicates that sufficient units in sizes and rents will be available to families from the proposed Campus High Urban Renewal Area on a priority basis.

APPENDIX I

SURVEY OF GROSS RENTAL COST
OF APARTMENTS UNDER \$150 PER MONTH
(BOSTON GLOBE-JULY 31, 1966)

Gross Monthly Rental Cost**	Number of Rooms								Total
	1	2	3	4	5	6	7	8	
\$ 20 - 29	2	-	-	-	-	-	-	-	2
30 - 39	3	-	-	-	-	-	-	-	3
40 - 49	12	1	10	2	-	-	-	-	25
50 - 59	6	1	2	2	-	-	-	-	11
60 - 69	10	2	1	2	1	-	-	-	16
70 - 79	8	7	5	14	2	-	-	-	36
80 - 89	33*	47*	42	5	6	1	-	-	134
90 - 99	7	6	19*	14	9	4	-	-	59
100 -109	7	6	15	6	16*	6	-	-	56
110 -119	6	1	11	13	5	7*	-	-	43
120 -129	13	5	15	9	5	4	-	-	51
130 -149	23	2	32	167*	8	3	-	1	236
TOTAL	130	78	152	234	52	25	0	1	672

** For apartments, where heat and utilities were not included in the contract rent, the following amounts were added to adjust to gross rental costs:

<u>Apt. Size</u>	<u>Utilities</u>	<u>Heat</u>
1-2 rooms	\$3.00	\$18.00
3-5 rooms	5.00	20.00
6 or more rooms	7.00	22.00

*Median price range



APPENDIX IIDistribution of Gross Rentals Under \$150. Per month
by Area of the City

	<u>No. of Rentals</u>		<u>%</u>
Back Bay-----	67	--	10.0
Beacon Hill-----	20	--	3.0
Brighton (& Allston)-----	121	--	18.0
Charlestown-----	11	--	1.6
Dorchester-----	130	--	19.5
Downtown North-----	3	--	.4
East Boston-----	3	--	.4
Hyde Park-----	144	--	21.4
Jamaica Plain-----	35	--	5.2
Kenmore Square-----	2	--	.3
Parker Hill-Fenway-----	33	--	4.9
Roslindale-----	46	--	6.9
Roxbury-----	28	--	4.2
Roxbury-No. Dorchester-----	3	--	.4
South Boston-----	9	--	1.3
South End-----	3	--	.4
West End-----	0	--	0.0
West Roxbury-----	8	--	1.2
Miscellaneous-----	6	--	.9
 TOTAL-----	 672	 --	 100.0

APPENDIX III

RENTAL RATES OF STANDARD APARTMENTS OCCUPIED
BY DISPLACEDS APPROVED FOR RELOCATION ADJUSTMENT PAYMENTS

JULY 1965 - JUNE 1966

CONTRACT RENTS						
<u>Number of Bedrooms</u>						
Rental Range	1	2	3	4	5 or more	Total
Under \$40	5	2	0	0	0	7
40 - 49	3	4	1	0	0	8
50 - 59	4	7	4	1	0	16
60 - 69	1	10	15	0	1	27
70 - 79	0	9	9	2	2	22
80 - 89	0	2	2	0	3	7
90 - 99	0	0	0	1	0	1
100 - 109	0	0	0	0	0	0
110 - 119	0	0	0	0	0	0
120 - 129	0	0	0	0	0	0
130 & over	0	0	0	0	0	0
Total	13	34	31	4	6	88
Average (\$)	39.69	61.29	66.76	74.50	77.83	61.76
Relocation Adjustment Payment Schedule	92.00	100.00	110.00	125.00	135.00	



APPENDIX III

RENTAL RATES OF STANDARD APARTMENTS OCCUPIED
BY DISPLACEDS APPROVED FOR RELOCATION ADJUSTMENT PAYMENTS

JULY 1965 - JUNE 1966

CONTRACT RENTS						
<u>Number of Bedrooms</u>						
Rental Range	1	2	3	4	5 or more	Total
Under \$40	5	2	0	0	0	7
40 - 49	3	4	1	0	0	8
50 - 59	4	7	4	1	0	16
60 - 69	1	10	15	0	1	27
70 - 79	0	9	9	2	2	22
80 - 89	0	2	2	0	3	7
90 - 99	0	0	0	1	0	1
100 - 109	0	0	0	0	0	0
110 - 119	0	0	0	0	0	0
120 - 129	0	0	0	0	0	0
130 & over	0	0	0	0	0	0
Total	13	34	31	4	6	88
Average (\$)	39.69	61.29	66.76	74.50	77.83	61.76
Relocation Adjustment Payment Schedule	92.00	100.00	110.00	125.00	135.00	

(As of October 1, 1965)

	Private Rental		Bos. Hous.			
	Standard	Substandard	Sales	Auth.	Total	%
Washington Park	349	14	27	0	390	26.1
Roxbury (remainder)	267	38	19	72	396	26.5
Dorchester	247	10	107	37	401	26.8
Jamaica Plain	43	0	18	50	111	7.4
South End	4	2	0	8	14	.9
Other Sections of Boston	27	3	6	17	53	3.6
Greater Boston	18	1	44	0	63	4.2
Other Cities	32	0	33	2	67	4.5
TOTAL	987	68	254	186	1,495	100%

APPENDIX VI

CHANGES IN THE HOUSING INVENTORY
OF THE
CITY OF BOSTON
1956 - 1965

Year	<u>Housing Units Added To the Housing Inventory</u>			<u>Housing Units Removed From the Housing Inventory</u>			
	New Units	Conver- sions	Total	Demo- litions	Mergers	Total	Net Change
1956-60	3,500	1,716	5,216	8,410	302	8,712	- 3,496
1961-65	21,594	3,269	24,863	8,234	649	8,883	+15,980
1956	571	300	871	1,167	21	1,188	- 317
1957	397	195	592	1,559	98	1,657	- 1,065
1958	603	381	984	2,229	97	2,326	- 1,342
1959	606	444	1,050	1,681	30	1,711	- 661
1960	1,323	396	1,719	1,774	56	1,830	- 111
1961	1,714	553	2,267	1,226	105	1,331	- 936
1962	2,373	829	3,202	745	101	846	+ 2,356
1963	4,032	527	4,559	1,924	95	2,019	+ 2,540
1964	10,049	893	10,942	2,554	238	2,792	+ 8,150
1965	3,426	467	3,893	1,785	110	1,895	- 1,998
	25,094	4,985	30,079	16,644	951	17,595	+12,484

Source: Building Department, City of Boston

APPENDIX VII

CHANGES IN BOSTON'S POPULATION ACCORDING TO
GNRP AND IMPROVEMENT AREAS: 1950-1975

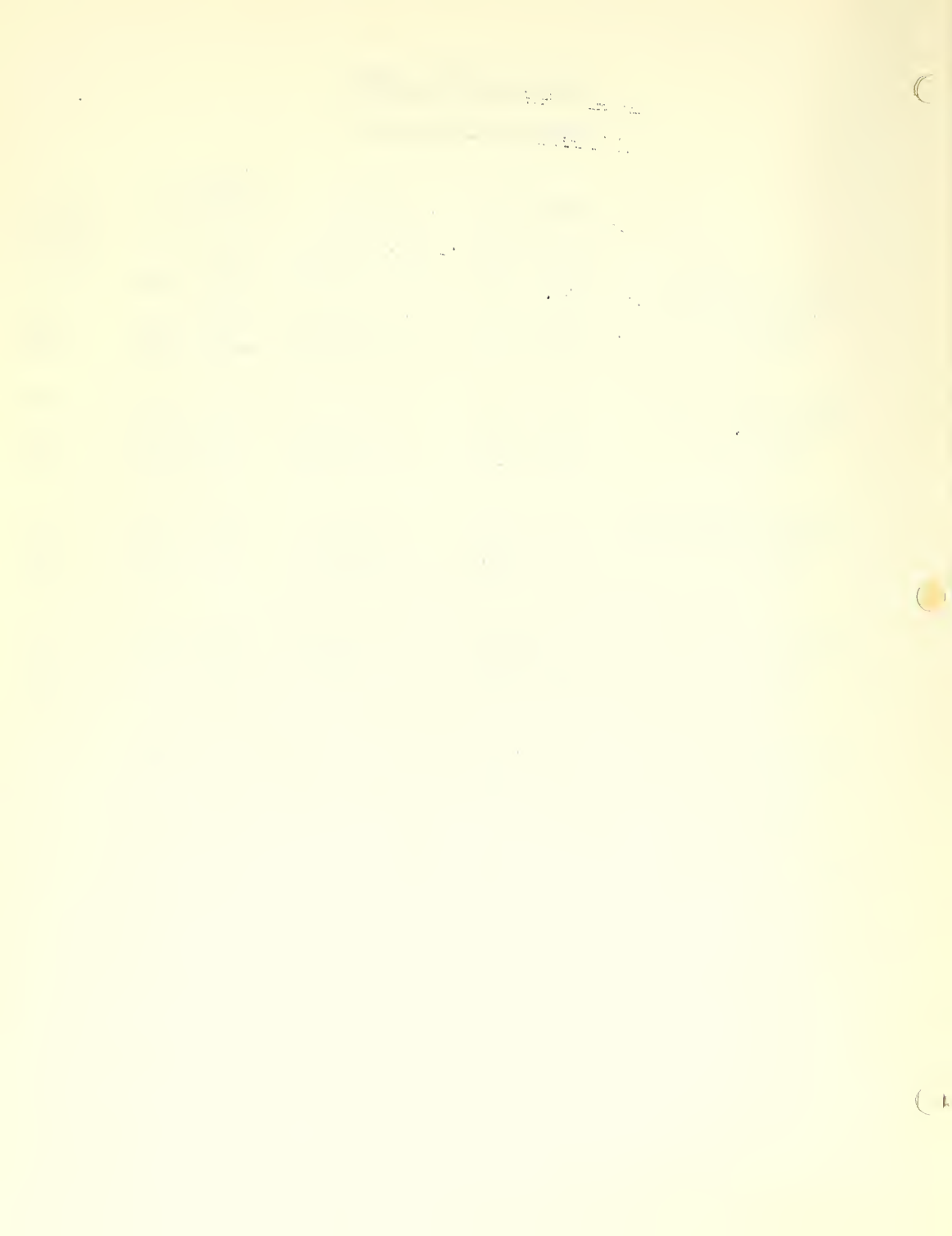
	Population 1950 ¹ /	Population 1960 ¹ /	Absolute Change 1950-1960 ¹ /	Percent Change 1950-1960 ¹ /	Stat Cens 1965
GNRP AREAS:					
Charlestown-----	31,332	20,638	-10,694	-34.1%	16,1
South End-----	55,450	33,735	-21,724	-39.2%	24,1
East Boston-----	35,526	31,910	-7,616	-19.3%	29,3
Downtown-Downtown No.	37,798	22,617	-8,181	-21.6%	20,1
Back Bay-----	21,228	18,292	-2,936	-13.3%	14,1
Jamaica Plain-----	42,433	41,606	-827	-2.0%	42,4
Parker Hill-Fenway	49,935	45,519	-4,420	-8.9%	25,1
Roxbury-No. Dorch.--	107,899	82,247	-25,652	-23.8%	67,1
South Boston-----	53,072	48,392	-4,680	-8.8%	35,3
Sub-Total-----	438,686	351,956	-86,730	-19.8%	281,2
IMPROVEMENT AREAS:					
Beacon Hill-West End	14,809	4,672	-10,137	-68.5%	4,1
Dorchester-----	164,208	158,139	-6,069	-3.7%	151,2
Roslindale-----	40,196	39,417	-779	-1.9%	38,7
Brighton-----	67,188	64,169	-3,019	-4.5%	58,5
Orient Heights-----	11,554	12,182	628	5.4%	10,4
Hyde Park-----	29,627	34,633	5,006	16.9%	39,7
West Roxbury-----	23,533	25,977	2,444	10.4%	28,5
Other-----	11,643	6,935	-4,708	-40.4%	4,2
Sub-Total-----	362,758	346,124	-16,634	-4.5%	336,0
CITY TOTAL-----	801,444	698,080	-103,364	-12.9%	617,3

¹ Includes "crews of vessels "² Excludes nonresident persons residing in dormitories, lodging houses, et



TOTAL RELOCATION SUMMARYCampus High Project Area

	<u>Early Land</u>		<u>Highway</u>		<u>Total: E.L. & Highway</u>		<u>Total Project Area</u>
	<u>No.</u>	<u>% Area</u>	<u>No.</u>	<u>% Area</u>	<u>No.</u>	<u>% Area</u>	
<u>Total Population</u>	1,162	(38.3)	478	(15.8)	1,641	(54.1)	3,034
White	304	(36.1)	88	(10.4)	392	(46.5)	843
Non-White	858	(39.2)	390	(17.8)	1,249	(57.0)	2,191
<u>Households (d.u.)</u>	384	(42.0)	145	(15.8)	529	(57.8)	915
White	117	(40.5)	33	(11.4)	150	(51.9)	289
Non-White	267	(42.7)	112	(17.9)	379	(60.6)	626
<u>Families & Individuals</u>	384	(42.0)	145	(15.8)	529	(57.8)	915
White	117	(40.5)	33	(11.4)	150	(51.9)	289
Non-White	267	(42.7)	112	(17.9)	379	(60.6)	626
<u>Families</u>	299	(40.0)	128	(17.1)	427	(57.1)	747
White	91	(39.1)	28	(12.0)	119	(51.1)	233
Non-White	208	(40.5)	100	(19.5)	308	(60.0)	514
<u>Individuals</u>	85	(50.6)	17	(10.1)	102	(60.7)	166
White	26	(46.4)	5	(8.9)	31	(55.3)	56
Non-White	59	(52.7)	12	(10.7)	71	(63.4)	112
<u>Businesses</u>	86	(30.3)	137	(48.2)	223	(78.5)	284



EARLY LAND RELOCATION SUMMARY

	<u>Number</u>	<u>% of Area</u>	<u>Total Project Area</u>
<u>Total Population</u>	1,162	(38.3)	3,034
White	304	(36.1)	843
Non-White	858	(39.2)	2,191
<u>Households (d.u.)</u>	384	(42.0)	1,181
White	117	(40.5)	289
Non-White	267	(42.7)	626
Owner-Occupied	84	(70.0)	120
Non-Owner-Occupied	300	(42.3)	710
<u>Families & Individuals</u>	384	(42.0)	915
White	117	(40.5)	289
Non-White	267	(42.7)	626
<u>Families</u>	299	(40.0)	747
White	91	(39.1)	233
Non-White	208	(40.5)	514
<u>Individuals</u>	85	(50.6)	168
White	26	(46.4)	56
Non-White	59	(52.7)	112
<u>Businesses</u>	86	(30.3)	284

	<u>Number</u>	<u>Percent</u>
<u>Size of Households to be Displaced</u>		
1 person households	85	(22.1)
2 person households	114	(29.7)
3 person households	65	(16.9)
4 or more persons	120	(31.3)

Rehousing

Private rental	138	(35.9)
Sales	51	(13.3)
Public housing	195	(50.8)

Size of Rehousing Required

1 bedroom	185	(48.2)
2 bedrooms	119	(31.0)
3 bedrooms	46	(12.0)
4 or more bedrooms	34	(8.8)

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / PROJECT DATA / TOTAL POPULATION
AND DISPLACEMENT

I. TOTAL SURVEY AND PLANNING AREA

	<u>White</u>	<u>Non-White</u>	<u>Total</u>
Number of Persons	843	2,191	3,034
Persons in Families	787	2,079	2,866
Individuals	56	112	168
Number of Households	289	626	915
Families	233	514	747
Individuals	56	112	168
Number of Businesses	--	--	284

II. EARLY LAND ACQUISITION AREA (ERA Displacement)

	<u>White</u>	<u>Non-White</u>	<u>Total</u>
Number of Persons	304	858	1,162
Persons in Families	278	799	1,077
Individuals	26	59	85
Number of Households	117	267	384
Families	91	208	299
Individuals	26	59	85
Number of Businesses	--	--	86

III. HIGHWAY AREA (DPW Displacement)

	<u>White</u>	<u>Non-White</u>	<u>Total</u>
Number of Persons	88	390	478
Persons in Families	83	378	461
Individuals	5	12	17
Number of Households	33	112	145
Families	28	100	128
Individuals	5	12	17
Number of Businesses	--	--	137

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / PROJECT DATA / TOTAL POPULATION
AND DISPLACEMENT

Burgin
IV. STUDY AND PLANNING AREA

	<u>White</u>	<u>Non-White</u>	<u>Total</u>
Number of Persons	451	943	1,394
Persons in Families	426	902	1,328
Individuals	25	41	66
Number of Households	139	247	386
Families	114	206	320
Individuals	25	41	66
Number of Businesses	--	--	61

include project 5



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM				PROJECT LOCALITY Boston, Mass.		
ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES				PROJECT NAME Campus High School		
				PROJECT NUMBER Mass. E-		
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.				ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 24 MOS.		DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED - EARLY LAND ACQUISITION AREA								
FAMILIES			TOTAL		WHITE		NONWHITE	
a. Estimated number of families in <u>Early Land Acquisition Area</u>			299		91		208	
b. Estimated number to be displaced from property to be acquired by LPA			299		91		208	
c. Estimated number to be displaced from property to be acquired by other public bodies			0		0		0	
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired			N/A		N/A		N/A	

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA							
ESTIMATED NUMBER OF FAMILIES		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL		91	47	44	208	178	30
b. Eligible for federally aided public housing		53	38	15	160	144	16
c. Eligible for State or locally aided public housing		(13)	(9)	(4)	(41)	(37)	(4)
d. Ineligible for public housing		38	9	29	48	34	14

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES L P A							
ESTIMATED NUMBER OF <u>Single Person Households</u>		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL		26	21	5	59	54	5
b. Eligible for federally aided public housing		14	14	0	40	35	5
c. Eligible for State or locally aided public housing		(3)	(3)	(0)	(11)	(9)	(2)
d. Ineligible for public housing		12	7	5	19	19	0

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED (Not Applicable)							
ESTIMATED NUMBER OF FAMILIES		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL		0	0	0	0	0	0
b. Eligible for federally aided public housing							
c. Eligible for State or locally aided public housing							
d. Ineligible for public housing							

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE							
PROPOSED REHOUSING		WHITE			NONWHITE		
		TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
384 a. <u>Families</u> <u>TOTAL FAMILIES</u> <u>Single Persons</u>		91	91	0	208	208	0
138 b. Private rental housing		37	37	-	70	70	-
51 c. Private sales housing		24	24	-	27	27	-
195 d. Federally aided public housing		23	23	-	106	106	-
e. Other public housing		3	3	-	5	5	-
		7	7	-	14	14	-

PROJECT NAME <u>Campus High School</u>				PROJECT NUMBER <u>Mass R-</u>						
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)										
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹							
	1 Pers.	2 Pers.	2	3	4	5	6	7	8	9 OR MORE
TOTAL 117	26	91	44	24	9	7	5	2	0	0
\$0 - \$49 0	0	0	-	-	-	-	-	-	-	-
\$50 - \$99 0	0	0	-	-	-	-	-	-	-	-
\$100 - \$149 18	18	0	-	-	-	-	-	-	-	-
\$150 - \$199 10	0	10	7	3	-	-	-	-	-	-
\$200 - \$249 17	0	17	10	2	2	2	1	-	-	-
\$250 - \$299 18	4	14	7	2	2	2	1	-	-	-
\$300 - \$349 5	1	4	3	1	-	-	-	-	-	-
\$350 - \$399 7	0	7	4	1	-	-	2	-	-	-
\$400 - \$449 12	1	11	7	2	1	1	-	-	-	-
\$450 - \$499 5	2	3	2	1	-	-	-	-	-	-
\$500 or more 25	0	25	4	12	4	2	1	2	-	-

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS									
		1 Pers.	2 Pers.	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	117	26	38	37	14	2	0				
\$0 - \$49	0	0	0	-	-	-	-				
\$50 - \$99	0	0	0	-	-	-	-				
\$100 - \$149	18	18	0	-	-	-	-				
\$150 - \$199	10	0	7	3	-	-	-				
\$200 - \$249	17	0	10	4	3	-	-				
\$250 - \$299	18	4	5	6	3	-	-				
\$300 - \$349	5	1	2	2	-	-	-				
\$350 - \$399	7	0	3	2	2	-	-				
\$400 - \$449	12	1	5	5	1	-	-				
\$450 - \$499	5	2	2	1	-	-	-				
\$500 or more	25	0	4	14	5	2	-				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME				Campus High School				PROJECT NUMBER				Mass. R-			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)															
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA															
MONTHLY FAMILY INCOME		TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹											
				2	3	4	5	6	7	8	9 OR MORE				
TOTAL 267		1 Pers. Fam.	2 Pers. Fam.	70	41	39	15	14	13	6	10				
\$0 - \$49 0		0	0	-	-	-	-	-	-	-	-				
\$50 - \$99 8		8	0	-	-	-	-	-	-	-	-				
\$100 - \$149 24		24	0	-	-	-	-	-	-	-	-				
\$150 - \$199 46		15	31	17	9	5	-	-	-	-	-				
\$200 - \$249 36		7	29	14	8	3	2	1	1	-	-				
\$250 - \$299 40		2	38	13	3	7	4	3	5	1	2				
\$300 - \$349 27		1	26	10	3	5	2	2	2	2	-				
\$350 - \$399 20		0	20	-	8	5	2	1	2	-	2				
\$400 - \$449 24		2	22	5	8	5	2	1	-	1	-				
\$450 - \$499 18		0	18	7	1	1	1	1	2	1	4				
\$500 or more 24		0	24	4	1	8	2	5	1	1	2				

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS					
		1 BEDROOM		2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	267	1 Pers. 59	2 Pers. 62	82	32	22	10
\$0 - \$49	0	0	0	-	-	-	-
\$50 - \$99	8	8	0	-	-	-	-
\$100 - \$149	24	24	0	-	-	-	-
\$150 - \$199	46	15	15	16	-	-	-
\$200 - \$249	36	7	11	14	3	1	-
\$250 - \$299	40	2	12	10	8	6	2
\$300 - \$349	27	1	8	9	5	4	-
\$350 - \$399	20	0	0	12	4	2	2
\$400 - \$449	24	2	5	12	3	2	-
\$450 - \$499	18	0	7	2	2	3	4
\$500 or more	24	0	4	7	7	4	2

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME								PROJECT NUMBER								
Campus High School								Mass. R-								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
117																
1. PUBLIC HOUSING 44																
a. Federally aided		22	646	906	10	949	58	4	623	178	0	166	262	0	43	306
b. State or locally aided		5	166		2	659		1	553		-	76			19	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL 49		34	1065	74	13	1230	126	2	636	306	0	316	80	0	121	
GROSS MONTHLY RENTAL	Under \$40	-	70		-	17		-	3		-	1		-	-	
	\$40 - \$49	-	113		-	75		-	13		-	3		-	1	
	\$50 - \$59	-	116		-	123		-	39		-	11		-	3	
	\$60 - \$69	8	148		-	175		-	67		-	22		-	6	
	\$70 - \$79	6	179	44	-	200		-	101		-	42		-	10	
	\$80 - \$89	7	133	30	-	212	84	-	133		-	64		-	19	
	\$90 and over	13	306		13	428	42	2	280	306	-	173	80	-	82	
3. STANDARD SALES HOUSING																
TOTAL 24					**	15	213		7	230		2	101		0	53
SALES PRICE	Under \$5,000	** includes 3 families requiring one bedroom.			-	10		-	11		-	5		-	3	
	\$5,000 - \$5,999			-	5		-	6		-	2		-	1		
	\$6,000 - \$6,999			-	6		-	6		-	3		-	1		
	\$7,000 - \$7,999			-	6		-	7		-	3		-	2		
	\$8,000 - \$8,999			-	6		-	6		-	3		-	1		
	\$9,000 - \$9,999			-	9		-	9		-	4		-	2		
	\$10,000 - \$11,999			7	18		2	20		-	9		-	5		
	\$12,000 and over			8	153		5	165		2	72		-	38		

* Includes Federal Rent Supplement Units.



PROJECT NAME							PROJECT NUMBER										
Campus High School							Mass. R-										
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																	
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																	
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	
267																	
1. PUBLIC HOUSING*																	
a. Federally aided		57	646	906	35	949	58	15	623	178	15	166	262	7	43	306	
b. State or locally aided		9	166		8	659		3	553		2	76		0	19		
2. STANDARD PRIVATE RENTAL HOUSING																	
TOTAL 89		51	1065	74	32	1230	126	2	636	306	4	316	80	0	121		
GROSS MONTHLY RENTAL	Under \$40	-	70		-	17		-	3		-	1		-	-		
	\$40 - \$49	-	113		-	75		-	13		-	3		-	1		
	\$50 - \$59	-	116		-	123		-	39		-	11		-	3		
	\$60 - \$69	8	148		-	175		-	67		-	22		-	6		
	\$70 - \$79	8	179	44	-	200		-	101		-	42		-	10		
	\$80 - \$89	15	133	30	15	212	84	-	133		-	64		-	19		
	\$90 and over	20	306		17	428	42	2	280	306	4	173	80	-	82		
	3. STANDARD SALES HOUSING					**											
TOTAL 27					11	213		12	230		1	101		3	53		
SALES PRICE	Under \$5,000	** includes 4 families requiring one bedroom.			-	10		-	11		-	5		-	3		
	\$5,000 - \$5,999				-	5		-	6		-	2		-	1		
	\$6,000 - \$6,999				-	6		-	6		-	3		-	1		
	\$7,000 - \$7,999				-	6		-	7		-	3		-	2		
	\$8,000 - \$8,999				-	6		-	6		-	3		-	1		
	\$9,000 - \$9,999				-	9		-	9		-	4		-	2		
	\$10,000 - \$11,999					6	18		3	20		-	9		-	5	
	\$12,000 and over					5	153		9	165		1	72		3	38	

* Includes Federal Rent Supplement Units.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / RELOCATION DATA
BOSTON REDEVELOPMENT AUTHORITY

ELIGIBILITY FOR PUBLIC HOUSING AND ASSIGNMENT

	<u>TOTAL</u>	<u>ELIGIBLE</u>	<u>ASSIGNED</u>
Families	299	213	137
White	91	53	26
Non-White	208	160	111
Individuals	85	(54)*	58
White	26	(14)*	18
Non-White	59	(40)*	40
Households	384	267	195
White	117	67	44
Non-White	267	200	151

*Individuals eligible for Public Housing for the Elderly;
included in total eligibility

ASSIGNMENT TO PUBLIC, PRIVATE AND SALES

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>SALES</u>	<u>TOTAL</u>
Households	195	138	51	384
White	44	49	24	117
Non-White	151	89	27	267

BOSTON REDEVELOPMENT AUTHORITY/CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA/RELOCATION BACK-UP DATA

HOUSING RESOURCES AVAILABLE TO FAMILIES AND INDIVIDUALS TO BE
RELOCATED

1. Public Housing

- A. Regular Public Housing will be available on a priority basis. In 1965 there was a turnover of 1,950 units in both family and elderly projects.
- B. Rent Supplement Program

Under recent federal legislation authorizing the Boston Housing Authority to supplement the rents of families eligible for housing assistance, the following units in new 221(d)(3) developments in Washington Park will be utilized:

Charlame II	-	100% or 38 units
Twelfth Baptist	-	100% or 54 units
Warren Gardens	-	20% or 46 units
St. Joseph's	-	37% or 52 units
Total	-	190 units

C. Leasing Program

Under the City Council's recent authorization of 1,000 units of "instant housing", the BHA plans to lease apartments in both new and existing buildings for families eligible for housing assistance. The authorization allows for:

- 400 one- and two-bedroom units for the elderly.
- 600 three-, four-, five-, and six-bedroom family units.

D. Housing for the Elderly

The Boston Housing Authority plans to start construction on seven new developments of elderly housing during 1966, which will provide a total of 520 units.

II. Private Rental Housing

A. 221(d)(3) Moderate-Income Private Housing

A total of 776 units of new housing in Washington Park is expected to be completed by the end of 1968 and will be

available to families relocated from the Campus High School Urban Renewal Area. (Include 190 Rent Supplemented Units)

B. Existing Standard Private Rental Units

Recent analysis indicates that the annual turnover of standard rental units is estimated at over 33,000 units.

III. Private Sales Housing

A. Existing Standard Private Sales Housing

Analysis of standard housing turnover in Boston during 1965 indicates an annual turnover in excess of 3,000 units.

B. New Sales Units.

A total of 15 new homes in Washington Park, costing between \$15,000 (2 bedrooms) and \$16,000 (3 bedrooms) are expected to be completed by July, 1967 and will be available to potential buyers from the Campus High Urban Renewal Area.

Summary (2 year relocation period 1967 - 1968)

I. <u>Public Housing</u>	<u>5,610</u>
A. Annual Turnover (1,950/yr)	3,900
B. Rent Supplementation Program	190
C. Leasing Program	1,000
D. Housing for the Elderly(new)	520
II. <u>Private Rental Housing</u>	<u>66,776</u>
A. New 221(d)(3)-Moderate income	776
B. Annual turnover (+33,000/yr)	66,000
III. <u>Private Sales Housing</u>	<u>6,015</u>
A. Annual turnover (3,000/yr)	6,000
B. New sales units	15



7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/ RELOCATION DATA

RELOCATION RESOURCES IN WASHINGTON PARK AREA EXPECTED TO BE AVAILABLE DURING 1967 & 1968

PROJECT	STATUS	EXPECTED COMPLETION	TOTAL UNITS	DISTRIBUTION BY BEDROOM SIZE				
				1	2	3	4	5
Charlame II	Under constr.	Oct. '67	38 (38)	- -	8 (8)	14 (14)	16 (16)	- -
Twelfth Baptist	In plan- ning	Dec. '67	54 (54)	12 (12)	24 (24)	12 (12)	6 (6)	- -
St. Joseph's	In plan- ning	April '68	140 (52)	16 -	42 -	48 (18)	28 (28)	6 (6)
Warren Gardens	In plan- ning	April '68	228 (46)	36	-	180 (34)	12 (12)	- -
Academy II	Under constr.	June '67	316	22	84	130	80	-
Total (Rent Supplementation Units)			776 (190)	86 (12)	158 (32)	384 (78)	142 (62)	6 (6)

PROJECT	EXPECTED COMPLETION	COST	TOTAL UNITS	BEDROOM DISTRIBUTION		
				Eff	1	2
Phalanx (Sales)	Dec. '67	\$15,000 16,000	15		11	4
BHA Elderly Towers						
Flausburgh	June '68		104	16	83	5
Richmond & Goldberg	Dec. '68		167	21	140	6

ANTICIPATED RENTALS

<u>PROJECT</u>	<u>NUMBER OF BEDROOMS</u>				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Charlame II		\$145	\$155	\$165	
Twelfth Baptist	N.A.	\$99	\$109	\$119	
St. Joseph's (Rent Supplemented)	\$86	\$97	\$112 (25% of income)		
Warren Gardens		(not available)			
Academy II*	\$75	\$85	\$95	\$110	

* Co-op housing, initial downpayment of \$150.



CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

RELOCATION RESOURCES IN CASTLE SQUARE AND SOUTH END EXPECTED TO
BE AVAILABLE IN 1967 AND 1968

CASTLE SQUARE

1. 221 (d)(3): 500 Units (50 leased to BHA)

Occupancy: Nov. 1966 - Feb. 1967

Rentals:

- | | | |
|--------------------|------------|-----------|
| (a) Elevator units | 1 bedroom | \$88-98 |
| | 2 bedrooms | \$98-108 |
| (b) Garden apts. | 2 bedrooms | \$97 |
| | 3 bedrooms | \$107 |
| | 4 bedrooms | \$117-132 |

2. Housing for the Elderly: 100 Units

Occupancy: c. Sept. 1967

SOUTH END¹

1. 221 (d)(3): 350 Units (including 100 leased to BHA and/
or rent supplementation)

Rentals: Same as or below those of Castle
Square. (c. \$75 - 115)

Location: Camden, Lenox and Hammond Streets
(Sites #21,22,23)

2. Public Housing: 85 family units

360 elderly units

¹Relocation resources in the South End are for the South End projects' own relocation needs and are not to be considered as a citywide source.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

SUMMARY OF CONCURRENT RELOCATION REQUIREMENTS AND ANTICIPATED
RESOURCES 1967 - 1968ESTIMATED REQUIREMENTSPUBLIC HOUSING

Total Urban Renewal	788
DPW Displacement	<u>350</u>
Total Gov't Actions	1,138

ESTIMATED RESOURCESPUBLIC HOUSING

Annual Turnover	1,950/yr
New Elderly	520
Leased Private	1,000
Rent Supplementation	<u>190</u>
Total (2 years)	5.610

PRIVATE RENTAL

Total Urban Renewal	1,570
DPW Displacement	<u>500</u>
Total Gov't Actions	2,070

PRIVATE RENTAL

Annual Turnover	33,684/yr
New 221 (d) (3)	<u>2,826</u>
Total (2years)	69,194

PRIVATE SALES

Total Urban Renewal	306
DPW Displacement	<u>200</u>
Total Gov't Actions	506

PRIVATE SALES

Annual Turnover	3,000-3,700/yr
Total (2 years)	6,000-7,400

7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

CONCURRENT RELOCATION AND ANTICIPATED NEW HOUSING RESOURCES
1967 - 1968 BY PROJECT

PROJECT	ESTIMATED RELOCATION 1967 - 1968	1967-1968 ESTIMATED NEW CONSTRUCTION 221 (d) (3) PUBLIC HOUSING		
		FAMILY ELDERLY		
Washington Park	-	776 ¹	-	100
South Cove	430	200	-	-
South End	950	350 ²	85	360
Charlestown	250	600	-	100
Fenway	250	-	-	-
Campus High	384	400	-	-
Castle Square	-	500 ³	-	100
Inner Belt & S.W. Expressway	1,050	-	-	-
Totals	3,314	2,826	85 ⁴ (3,571)	660 ⁴

¹Includes 190 units rent supplementation.

²Includes 100 units rent supplementation and/or leased to BHA.

³Includes 50 units leased to BHA.

⁴Estimated by Project Staffs; Relocation estimates 520 units for elderly only, under Annual Contributions Contract.

9 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/ RELOCATION DATA

CONCURRENT REQUIREMENTS FOR PUBLIC HOUSING AND ANTICIPATED RESOURCES - 1967 - 1968

PROJECT	BEDROOM REQUIREMENTS					TOTAL
	1	2	3	4	5	
South Cove	90	11	9	2	-	112
South End	119	36	35	10	13	213
Charlestown	20	26	12	5	2	65
Fenway	152	36	13	2	-	203
Campus High	93	55	23	17	7	195
Total Units Required						
Urban Renewal	474	164	92	36	22	788
DPW Displacement						350
Total Units Required						
All Governmental						
Actions						1,138

ANTICIPATED RESOURCES:

Annual Turnover (@ 1,950/year)	3,900
New Elderly Units	520
Leased Private Housing	1,000
Rent Supplementation Program	<u>190</u>
Total Public Housing Resources	5,610



CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

SPECIFIC DATA ON EXISTING 221 (d) (3) PROJECTS IN WASHINGTON PARK

PROJECT	TOTAL UNITS	NUMBER OF UNITS BY BEDROOM SIZE				
		RENTALS				
		1	2	3	4	5
Marksdale I	82		42 \$85	28 \$95	12 \$105	
Marksdale II	84		44 \$88	28 \$98	12 \$108	
Marksdale III	12		8 \$88	2 \$98	2 \$108	
Charlame I	92		24 \$88	44 \$98	24 \$109	
Academy I	202	22 \$75	38 \$90	84 \$105 \$109	42 \$120 \$136	16 \$147
Totals	472	22	156	186	92	16

Maximum Income Tenets

	<u>Marksdale</u>	<u>Charlame</u>	<u>Academy</u>
2 persons		\$6,100	\$6,655
3 or 4 persons	\$7,700	\$7,200	\$7,700
5 or 6 persons	\$8,850	\$8,300	\$8,850
7 or more persons	\$10,000	\$9,350	\$10,000



Business Summary

Campus High School Project Area

	<u>Total</u>	<u>Early Land Acquisition</u>	<u>Highway Acquisition</u>	<u>Non- Acquisition</u>
No. of Businesses	284	86	137	61
Business Concerns	253	70	128	55
Institutions	22	12	7	3
Non-Profit Organizations	9	4	2	3
Est. No. of Employees	---	730	---	---
Est. Sq. Footage	---	541,600	---	---

Business Displacement

Early Land Acquisition Area

<u>Category</u>	<u>No. of Businesses</u>	<u>Est. No. Employees</u>	<u>Est. Sq. Footage</u>
<u>Total</u>	86	--	---
Business Concern	70	730	541,600
Retail Trade	23	97	60,000
Service Trade	16	176	171,350
Wholesale Trade	8	54	63,500
Manufacturing	9	171	129,200
Contract Construction	5	206	41,400
Trucking and Warehousing	6	26	76,150
Advertising Signs	3	--	---
Institutions	12	--	---
Non-Profit Organization	4	--	---

Business Relocation
Early Land Acquisition Area

Non-Residential Relocatees

The breakdown of the 86 non-residential relocatees in the Early Land Acquisition program of Campus High is as follows:

<u>No.</u>	<u>Type of Business</u>
70	Business Concerns
12	Institutions
<u>4</u>	Non-Profit Organizations
86	

Type of Firms

The general breakdown of 70 business relocatees to be acquired in the Early Acquisition program of the Campus High Area is as follows:

<u>No. of Firms</u>	<u>Category</u>
23	Retail Trade
16	Service Trade
9	Manufacturing
8	Wholesale Trade
6	Trucking and Warehousing
5	Contract Construction
<u>3</u>	Billboards-advertising
70	

Half of these displacees are variety stores, gas stations, auto repair shops and drinking and/or eating establishments.

Space Occupied

Of the 67 business, excluding the 3 billboards, the distribution of floor space occupied is as follows:

<u>No. of Firms</u>	<u>Sq. Ft. Occupied</u>
16	Under 1,000
9	1,000 - 1,999
17	2,000 - 4,999
9	5,000 - 9,999
5	10,000 - 19,999
7	20,000 - 29,999
<u>4</u>	30,000 - 69,999
67	

About 65% of the Campus High business displacees occupy less than 5,000



square feet of floor space. The distribution by category of those 16 firms with more than 10,000 square feet is shown as follows:

<u>No. of Firms</u>	<u>Category</u>
4	Manufacturing - Furniture
3	Auto Equipment & Garage
2	Wholesale Trade
1	Construction
1	Manufacturing - Metal
1	Retail - Furniture
2	Storage
1	Nursing Home
1	Laundry
<u>16</u>	

The following four firms occupy more than 30,000 sq. ft.:

	<u>Est. Floor Space</u>	<u>Est. No. of Employees</u>
Hertz Corp. (auto and truck rental)	67,000 sq. ft.	8
Remy Moving & Storage Co. (moving and storage)	50,000 sq. ft.	14
West End & Hub Spring Co., Inc. (mfg. of metal & aluminum products)	40,000 sq. ft.	45
Cabot Nursing Home Corp. (nursing home)	42,000 sq. ft.	27

Employment

The total employment for 67 business relocatees is 730 distributed as follows:

<u>No. of Firms</u>	<u>Range - Employment</u>
31	Less than 3
9	4 - 7
14	8 - 15
9	16 - 30
4	40 - 135
<u>67</u>	

following four firms employ 40% of the total employment (280) of 730:

	<u>Est. Floor Space</u>	<u>Est. No. of Employees</u>
West End Hub & Spring Co. (mfg. metal and alum. products)	40,000 sq. ft.	45
Capital Laundry Co., Inc. (laundry)	12,000 sq. ft.	50
Marshall Contracting Corp. (contracting - building)	7,000 sq. ft.	50
Burgess & Blacker (roofing and sheet metal)	25,000 sq. ft.	135

Summary Table

Campus High

RETAIL TRADE (furniture, grocery, restaurant, service station, antiques)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
11	Under 1,000	2	23	6,400
7	1,000 - 1,999	4	31	8,200
3	2,000 - 4,999	5	15	8,400
1	10,000 - 19,999	3	3	17,000
1	20,000	25	25	20,000
TOTALS:			97	60,000

SERVICE TRADE (professional, financial, funeral service, garage, nursing home, repair, consultant, laundry)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
5	Under 1,000	2	9	2,650
1	1,000 - 1,999	6	6	1,200
3	2,000 - 4,999	5	15	8,500
3	5,000 - 9,999	20	60	18,000
1	10,000 - 19,999	50	50	12,000
1	20,000 - 29,999	6	6	20,000
2	30,000 - 69,999	15	30	109,000
TOTALS:			176	171,350

WHOLESALE TRADE (food, bottle, beauty supplies, box, tobacco, candy shipping and janitor supplies, electrical supply, oil burner supplies)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	1,000 - 1,999	3	3	1,000
3	2,000 - 4,999	4	13	7,500
2	5,000 - 9,999	6	12	10,000
2	20,000 - 29,999	13	26	45,000
TOTALS:			54	63,500

Summary Table

Campus High

(continued)

MANUFACTURING (furniture, frame, metal and alum. products, store fixtures, briar pipes, plastics, tool and die, pattern making)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	2,000 - 4,999	7	14	7,200
2	5,000 - 9,999	15	30	16,000
2	10,000 - 19,999	16	31	22,000
2	20,000 - 29,999	26	51	44,000
1	40,000	45	45	40,000
TOTALS:	9		171	129,200

CONTRACT CONSTRUCTION (roofers, electrical, building, general)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
3	2,000 - 4,999	7	21	9,400
1	5,000 - 9,999	50	50	7,000
1	25,000	100-135	135	25,000
TOTALS:	5		206	41,400

TRUCKING & WAREHOUSING (moving and storage)

No. of Firms	Floor Space Occupied(Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
3	2,000 - 4,999	3	12	9,000
2	5,000 - 9,999	0	0	17,150
1	50,000	14	14	50,000
TOTALS:	6		26	76,150

GRAND
TOTALS: 67 730 541,600



BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH

Page 1

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>CABOT STREET</u>					
225 (125 Vernon)	International Volunteer Church, Inc.	Owner	Church	0	2,000
<u>ELMWOOD STREET</u>					
85	The Slate Company	Owner	Tobacco, Candy Wholesaler	17	25,000
<u>HAMPSHIRE STREET</u>					
61	Green Furniture	Tenant	Storage	0	4,500
	Gilbert Isgur	Tenant	Gen. Contr.	6	4,000
	Nisson's Paper Prod. Co.	Tenant	Shipping & Janitor Supp.	10	5,000
<u>HASKINS STREET</u>					
27	Congregation Anshi Sford	Owner	Temple	--	1,900
<u>LINDEN AVENUE</u>					
9	John J. Madden Co.	Owner	Roofers	Varies (5-10)	3,000
<u>LINDEN PARK STREET</u>					
17	Gibson Mem. Universal Holy Church of America	Tenant	Church	--	1,100
20-22	Temple of Christ	Owner	Church	--	3,250
21	Freidmans Market	Tenant	Variety Store Beer & Wine License	2	300
57	Carlson Pattern Works	Owner	Pattern Making	2	3,200
62	Capitol Laundry Co., Inc.	Owner	Laundry	50	12,000

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH
Page 2

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>LINDEN PARK STREET</u> (continued)					
68	Anderson Coffey Co., Inc.	--	Warehouse	--	7,150
72	Marshall Contr. Corp.	Owner	Contracting (Building)	50	7,000
86	Mystic Briar Pipe Corp.	Tenant	Briar Pipes Mfg.	5	8,000
106	Sunshine Luncheonette	Tenant	Luncheonette	3	400
126	Oriel Parlor Frame Co.	Tenant	Parlor Frame (Woodworking)	17	10,000
	Boston Showcase Co.	Owner	Store Fixtures, etc.	30	20,000
<u>ROXBURY STREET</u>					
53	Gideon Beck & Son, Inc.	Owner	Furniture & Auctioneer	3	17,000
63	N.E.T. & T. Co.	Tenant	Public Utility	10-15	6,000
67	Roxy Diner, Inc.	Tenant	Restaurant	3	800
69	Shawmut Liquors Co.	Tenant	Package Goods	2	800
71	H.M. Springer	Owner	Antiques - Bric-a-brac	1	800
73	Kenney & Dobson	Tenant	Florist	2	800
75	Dave Coll-Beverages	Tenant	Tavern	2	1,200
77-79	Harry's Home Bakery	Tenant	Bakery	3	2,400
87	M. Silverman	Tenant	Law Office	2	200
93	Brewster Ambulance Service	Owner	Ambulance Service	9	2,500
107	Court House Variety F.H. Birch Co., Inc.	Tenant Tenant	Variety Store Advertising	1 -	600 2 Out- door adv. signs



BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH
Page 3

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>ROXBURY STREET</u> (continued)					
Vacant Lot Next to 107 Roxbury Street	Donnelly Advertising	Tenant	Advertising	--	1 Out- door adv. sign
109	Consolidated Foods Co.	Tenant	Wholesale Food Distributor	8	2,000
111	Chuck's Furniture	Tenant	Used Furniture	2	1,000
129	Harry Does, M.D.	Owner	Medical	1	600
<u>RUGGLES STREET</u>					
70-72	The Goodwill Center	Tenant	Second Hand Goods	2PT	2,550
93-97	Decco Beauty Shop Equipment & Supply	Owner	Beauty Supplies	3	1,000
100	West End & Hub Spring Co., Inc.	Owner	Mfg. of Metal & Alum. Products	45	40,000
129	Roxbury Bottle Co., Inc.	Owner	Bottle Business	2	5,000
131-133	Walton's Market	Owner	Variety Store	4	1,200
132	Peraner Box	Tenant	Storage	--	2,500
132-140	S. Shuman, Inc.	Owner	Trucking	12	2,000
159	Ruggles St. Baptist Church	Owner	Church	--	23,250
<u>SHAWMUT AVENUE</u>					
719	Cooper Community Center	Owner	Community Center	8FT 7PT	5,000
727	Remy Moving & Storage Co.	Owner	Moving and Storage	14	50,000
739-751	Warren Construction Co.	Tenant	Real Estate - Property Man- agement	6	1,200

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH

Page 4

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>SHAWMUT AVENUE</u> (continued)					
751	Thompson Realty	Tenant	Realty Business	1	400
753	Al Green's Market	Tenant	Grocery Store	2	600
759	Farmer Brown	Tenant	Fruit & Produce	3	700
763	Faithful Church of Christ	Owner	Church	--	650
771	Burgess & Blacker	Owner	Roofing & Sheet Metal	135	25,000
775-783	Metropolitan Baptist Church	Owner	Church & Community	--	7,600
815	Shawmut Garage	Owner	Garage	4	20,000
817	J.S. Waterman & Sons	Tenant	Funeral Serv. (Garage & Whse)	3	2,000
	Automotive Devices Co.	Owner	Auto. Equip.	10	20,000
827	Hub Woodwork, Inc.	Tenant	Furniture Frame Manufacturer	25	24,000
<u>TREMONT STREET</u>					
1132	Joe's Variety Store	Owner	Grocery	2	1,200
1140	King's Appliance Service	Tenant	Appliance Repair	4	550
	Bob's Variety	Tenant	Variety Store	1PT	600
1178	Greenlaw Motor Parts Co.	Owner	Auto. Parts	8	1,000
1184	Connolly's Star Dust Room	Owner	Cafe	8-9	1,400
1186-1188	Hub Refrigeration Co., Inc.	Owner	Refrigeration	8	2,000
1194	Northwestern Sales & Services	Tenant	Wholesale Confec. Bulk Vending Machines	2	3,000
1198	Griggs Sign Shop	Tenant	Signs	--	---

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH

Page 5

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>TREMONT STREET</u> (continued)					
1204	Electric Specialty & Supply Corp.	Tenant	Elect. Supply	9	20,000
1210	Lafayette Dist. Co.	Owner	Oil Burner Supp.	3	2,500
1220	Jerry's Lunch	Tenant	Restaurant	5	1,200
1224	Barkin Elect. Co.	Tenant	Elect. Contr.	7	2,400
	Marshall Club, Inc.	Owner	Club	--	1,200
1230	Nino's Tire Shop	Tenant	Tire Repair	3	900
1234	Minit Car Wash	Owner	Car Wash	12-25	7,000
1252	St. John's Comm. Info. Center	Owner	Info. Center	13	2,000
1262	St. John's Church	Owner	Church	(6)	12,500
1274	U.S. Post Office	Tenant	Post Office Dept.	26	7,000
1280	Beaver Vending Mach. & Supply Co.	Tenant	Repair & Serv. Vending Mach.	3	4,000
1292	Albert Bros.	Tenant	Gas Station & Auto Repair	4	4,000
1300	Donnelly Adv.	Tenant	Advertising	--	1 Bill-board ad sign
1322	Hertz Corp.	Tenant	Auto & Truck Rental	8	67,000
<u>VERNON STREET</u>					
45	Christian Mission of the Apostolic Faith, Inc.	Owner	Church	6	4,000
60	Blessed Sacrament Mission	Owner	Mission	--	12,000

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH

Page 6

<u>ADDRESS</u>	<u>NAME OF BUSINESS</u>	<u>OWNER/ TENANT</u>	<u>TYPE OF BUSINESS</u>	<u>NO. EMP.</u>	<u>SQ.FT.</u>
<u>VERNON STREET</u> (continued)					
85	Cabot Nursing Home Corp.	Tenant	Nursing Home	27	42,000
	Davey Bros.	Tenant	Groc. Whse.	--	10,000
106-116 (22 St. Francis De Sales St.)	St. Francis De Sales R.C. Church, School and Convent	Owner	Church, School and Convent	--	52,400
<u>WHITTIER STREET</u>					
10	King Tool & Die Co.	Owner	Tool & Die	12	4,000
36	State Parlor Frame	Owner	Parlor Frames	14	12,000
	Almont Mfg. Co., Inc.	Tenant	Plastics	25	8,000
	Kincaid & Kincaid	Tenant	Interior Decor- ating	25	5,000

SOURCE: Boston Redevelopment Authority Field Surveys, April, 1966

UPDATED BY: Boston Redevelopment Authority Business Relocation Surveys,
July, 1966



CAMPUS HIGH SCHOOLBusiness Relocation Surveys-Index-

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Albert Brothers	1292 Tremont	21
Almont Mfg. Co. Inc.	36 Whittier Street	2, 29
Anderson Coffey Co. Inc.	62 Linden Park St.	20
Automotive Devices Co.	817 Shawmut Avenue	13
Barkin Electrical Co. Inc.	1224 Tremont	17
Beaver Vending Machine Co.	1280 Tremont	22
F. H. Birch Co. Inc.	107 Roxbury	27
Bob's Variety	1140 Tremont	21
*Boston Showcase Co	126 Linden Park Street	1, 28
Brewster Ambulance Service	93 Roxbury	24
Burgess & Blacker	771 Shawmut Avenue	4, 28
Cabot Nursing Home Corp.	85 Vernon Street	13
Capitol Laundry	62 Linden Park Street	1
Carlson Pattern Works	57 Linden Park Street	26
Christian Mission of the Apostolic Faith Inc.	42 Vernon Street	13
Chuck's Furniture	111 Roxbury Street	23
Congregation Anshi Sford	27 Haskins Street	14
Connolly's Star Dust Room	1184 Tremont	19
Consolidated Foods co.	109 Roxbury Street	23, 30
Cooper Community Center	719 Shawmut	3
Court House Variety	107 Roxbury	24
*Dave Coll Beverages	75 Roxbury	25
Decco Beauty Shop Equip. and Supply	93-97 Ruggles Street	5
Donnelly Advertising	107 Roxbury	27
Donnelly Advertising	1300 Tremont	22
Harry Does, M.D.	129 Roxbury	23
Electrical Specialty and Supply Corp.	1204 Tremont	17
Faithful Church of Christ	763 Shawmut Avenue	11
Farmer Brown	759 Shawmut Avenue	10
*Friedman's Market	21 Linden Park Street	25
Gas Station (vacant)	142 Ruggles	11
Gibson Memorial Universal Holy Church of America	17 Linden Park Street	25
Gideon Beck & Son Inc.	53 Roxbury	14, 30
Gilbert Isqur	61 Hampshire Street	26
Goodwill Center	70-72 Ruggles Street	5
Greenlaw Motor Parts Co.	1178 Tremont	16
Green's Furniture	61 Hampshire Street	26
Griggs Sign Shop	1198 Tremont	19

Harry's Home Bakery	77-79 Roxbury	24
Hertz Corp.	1322 Tremont	22
Hub Refrigerator Company	1186-1188 Tremont	16
Hub Woodwork Inc.	827 Shawmut Avenue	13, 28
International Volunteer Church Inc.	225 Cabot-125 Vernon Street	25
Jerry's Lunch	1220 Tremont	17
Joe's Variety Store	1132 Tremont	16
Kenney & Dobsen	73 Roxbury	15, 29
Kincaid & Kincaid	36 Whittier	3
King Tool and Die Co.	10 Whittier	18, 29
King's Appliance Service	1140 Tremont	21
Lafayette Distributors	1210 Tremont	17
John J. Madden Co.	9 Linden Avenue	20
Marshall & O'Donnell	72 Linden Park Street	20
Marshall Club Inc.	1224 Tremont Street	18
Marshall Contracting Corp.	72 Linden Park Street	1, 29
Metropolitan Baptist Church	775-783 Shawmut	12
Minit Car Wash	1234 Tremont	18, 30
Mystic Briar Pipe Corp.	86 Linden Park Street	20, 28
New England Tel & Tel Co.	63 Roxbury	14
Nino's Tire Shop	1230 Tremont	18
Nissen's Paper Products	61 Hampshire	26
Nisson's Paper Products Co.	61 Hampshire Street	17
Northwestern Sales & Service Co.	1194 Tremont	16
Oriel Parlot Frame Co.	126 Linden Park Street	1
Peraner Box	132 Ruggles Street	7
Remy Moving & Storage Co.	722 Shawmut	4
*Roxbury Bottle Co. Inc.	129 Ruggles	6
Roxy Diner Inc.	67 Roxbury	14
Shawmut Garage	815 Shawmut Avenue	12
*Shawmut Liquors	69 Roxbury	15, 29
S. Shuman Inc.	132-140 Ruggles	7
M. Silverman	87 Roxbury	23
*Slate Co.	85 Elmwood Street	2, 29
H. M. Springer	71 Roxbury	15
State Parlot Frame Co.	36 Whittier	2, 30
Sunshine Luncheonette	106 Linden Park	3
Temple of Christ	20-22 Linden Park	25
Thompson Realty	751 Shawmut Avenue	10
Variety Store (vacant)	799 Shawmut Avenue	12
Walton's Market	131-133 Ruggles Street	7
Warren Const. Inc.	739-751 Shawmut Avenue	10
J. S. Waterman & Sons	817 Shawmut	12
*West End & Hub Spring Co. Inc	100 Ruggles	6, 30

CAMPUS HIGH SCHOOL

Business Relocation Surveys

- Owner/Interviewee Index -

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Borkin, Ira M.	17	Hershenson, David	12
Brewster, Marion	24	Hesteruk, Alex	26
Bristol, Mrs.	21	Insoft, Louis	6
Cahill, Barbara	14	Isgur	26
Carpenter, Edward M.	2, 29	Keene	22
Cavalina, Matt	13, 28	Kenny, Mrs.	15
Chopourian, Nishan	16	Kincaid, Melvin	3
Clark, R.	LL- 1	Koshgarian, George	18
Coffey, Fred	20	Kushner, Gene	25
Cogan, Abraham	17	Kushner, Michael	23, 30
Colantoni, Joseph	25	Laffel	14
Coll, David	25	Lauria, Joseph	13
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Connolly, James	19	Marshall, David	1, 29
Consalvi, A.	LL- 1	Messina, Nicola	3
Crockett, Rev. M.A.	5	Mullen, E.	LL- 2
Davidson, Hugh	25	Nardone, T.	LL- 1
Davis, R.	LL- 1	Nisson, Irving	17 & 26
Devaney, Thomas	16	O'Malley, P.	LL- 2
Dell, Joseph	18, 30	Oriel, Edward	1
Diamond, Plato	22	Orlandi, Albert	24
Dobsen	15, 29	Paine, Rev.	11
Dores, Harry	23	Palaiologou, J.	LL- 1
Flanagan, E.L.	16	Peraner, Charles	7
Flashman	2, 29	Rabatsky	6, 30
Golden, A.	LL- 2	Raskind, Leonard	20, 28
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Goodman, Gerald	17	Rodrigues	3
Green, Israel	4	Romanos, George	10
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Greene, J.	LL- 1		
Greenlaw	16		

* LL indicates that Owner listed under Liquor Dispensing Establishments in Liquor Licenses Section



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Weiner, Joseph	2, 30
Williams, Rev. & Mrs. Ethel	13
Zogame, Paul	16

BUSINESS CONCERNS CONTACTED IN THE CAMPUS HIGH SCHOOL PROJECT AREA
THROUGH WEDNESDAY NOON JULY 20, 1966

- ✓ 1. Capitol Laundry
62 Linden Park Street
Mr. Bill Hamilton

A general laundry operation employing 50 people, many of whom live in walking distance of the plant. Expects problems common to laundries in the move, heavy equipment, possible moving cost over the \$25,000 ceiling, necessity of public transportation for labor force.

Mr. Hamilton displayed a calm business attitude. He has retained an engineer to lay out a prototype plant in anticipating the move.

He will probably attend the hearing but will probably not register any opposition.

- ✓ 2. Marshall Contracting Corporation
72 Linden Park St.
Mr. David Marshall

Employs approximately 50 people--skilled, semi-skilled and office help. Most employees commute via MBTA on Tremont line from Egleston Square.

Mr. Marshall foresees no unusual problems in his move and does not seem to be unusually concerned.

He will probably not register opposition to the plan.

- ✓ 3. Oriel Parlor Frame Co.
126 Linden Park St.
Mr. Edward Oriel

Furniture assembly business employing 17 people who are semi-skilled workers. All but one live in the area and walk to work.

Mr. Oriel willingly discussed acquisition and foresaw no unusual problems in the move.

He will not attend the hearing.

- ✓ 4. Boston Showcase Co.
126 Linden Park St.
Mr. Milton Starr

Employs 30 people, mostly skilled. Some employees walk to work, others use the Tremont St MBTA.

INTER-OFFICE COMMUNICATION

J.Stainton (O&1)✓

E. Logue (2)

CC: J. McMorrow

WJO (3)

TO

John Stainton

AT

FROM

W. J. O'Malley (Report compiled by Ken English)

AT

July 21, 1966

ATTENTION

SUBJECT

Pre-hearing contacts with Businesses in the proposed
Campus High School Project Area.

Through Wednesday noon, July 20th, contacts have been
made with 20 businesses in the Campus High School
Project Area.

Attached is a list of businesses with addresses, person
contacted and a brief description of the company,
problems and personalities involved. In all cases, the
owners are assumed to be sufficiently young so that
relocation will not be significantly affected by age
unless otherwise noted.

An examination of the survey indicates that of the
20 concerns interviewed, 4 will probably actively oppose
the plan, 2 may express some opposition, and 14 will
probably not oppose the plan.

Additional interviews will be summarized and forwarded
to you as they are completed.

WJO:hek

Attachment

CAMPUS HIGH SCHOOL PROJECT--ELA PROGRAM

PRE-HEARING CONTACTS WITH ALL BUSINESSES IN THE PROPOSED ELA PROGRAM

PURPOSE: The purpose of these contacts is to inform each businessman as follows:

- A. There will be a public hearing July 25th at the Timilty Junior High School.
- B. There will be a City Council meeting on this project late in August or early in September.
- C. The Boston Redevelopment Authority hopes to receive Federal approval for the ELA program by the end of this year.
- D. There would be 18 months available for each business to relocate and it would be expected the entire area would be cleared and free for construction after 24 months, or by Jan. 1, 1969.
- E. Specific Business relocation information:
 - 1. The Boston Redevelopment Authority has established a Centralized Business Relocation Service specifically for those businesses being displaced by Urban Renewal. This service will be made available to all businesses in this area when it is eventually approved.
 - 2. We will discuss the specific benefits entitled to any relocatee involved in an off-site move.
 - 3. We will inform them that when the project is approved and their property acquired, or the building in which they are a tenant is acquired, they will be entitled to a low interest loan available at the Small Business Administration.

F. Results of the interview:

1. Each interview will be the subject of a report and will indicate in addition to the name of the business, address, type of business, the following:
 - a. A brief description of the individual, his personality and general attitude.
 - b. If this business has any unusual problem relative to relocation, it should be reported in detail.
 - c. This interview is not intended to make a specific analysis, however, observations on type of labor, nearness to transportation and any other criteria should be recorded.

WJO:hek

The company has a large inventory , but the move should not present any great difficulty.

Mr. Starr is opposed to the project. He will attend the meeting and register his protest. He is also seeking a meeting with Mr. Logue. He feels he should be allowed to stay even though his building will be partially taken by the road.

- ✓ 5. The Slate Co.
85 Elmwood St.
Mr. Flashman

Employees 17 workers - 1/3 live in the area and walk to work, 2/3 use MBTA. All workers are semi-skilled.

Mr. Flashman is somewhat older but an alert, astute businessman. He has been relocated from Washington Park, was affected by the Government Center Project and had real estate acquired in the Dudley St. area. He is very disturbed by this project and will oppose it at the hearing.

- ✓ 6. Almont Mfg. Co., Inc.
36 Whittier St.
Mr. Edward M. Carpenter

Employs 25 skilled employees. About half the work force walks to work and half use the MBTA.

Mr. Carpenter was businesslike and receptive to discussion of the move. He foresees no unusual moving problems.

He will not attend the hearing.

- ✓ 7. State Parlor Frame Co.
36 Whittier St.
Mr. Joseph Weiner

Employs 14 people, most of whom walk to work from the area. Move should not be difficult.

Mr. Weiner, a somewhat older man, cannot understand the logic of acquiring the area.

He will attend the hearing and will probably register an opposition.

- ✓ 8. Sunshine Luncheonette
106 Linden Park
Mr. Nicola Messina

Business employs 3 workers who drive to work.

Mr. Messina does not expect any unusual moving problems. He inquired about relocation payments, etc. and seemed satisfied with answers.

He will probably not attend the hearing.

- ✓ 9. Kincaid & Kincaid
36 Whittier St.
Mr. Melvin Kincaid

An upholstering firm employing 25 specialized stitchers and upholsterers. Most employees commute: about $\frac{1}{2}$ drive and $\frac{1}{2}$ take the MBTA.

Mr. Kincaid is older but evidenced a business-like attitude toward the acquisition and move.

He will not attend the hearing.

- ✓ 10. Cooper Community Center
719 Shawmut Ave.
Mr. Rodrigues, Director

This Community Center is organized by the Women's Society of the Methodist Church and runs programs for children and the aged in the area.

They wish to remain in the area. They are currently considering construction of a new multi-service facility in Roxbury. They are tied in with other agencies under Roxbury/South Boston. Future plans are uncertain depending on board decisions, budgets, etc.

They are not completely satisfied with current facilities and seem to support the project. They would, however, like to remain as long as possible to help the community.

They will probably support the plan.

- ✓ 11. Remy Moving and Storage Company
727 Shawmut Avenue, Boston
Mr. Condon, President

This is a very well laid-out and maintained storage warehouse and moving company. This is the home office of a chain of three operations in the area. The company covers 13 states on the Eastern Seaboard.

With a quarter million dollars invested in this location, Mr. Condon is reluctant to leave but has already acquired a warehouse in Walpole and will start using it when this property is acquired. He will still need a central sales office and warehouse in downtown Boston.

Mr. Condon gave every indication of being a very astute, reasonable business man. He actively fought the Inner Belt but does not feel that enough opposition can be rallied to defeat the present project.

He did not indicate that he planned to present any opposition.

- ✓ 12. Al Green's Market
753 Shawmut Avenue
Mr. Israel Green, owner.

This is a family type corner grocery store run by the Greens who live in Brookline and commute.

Mr. Green did not seem to be concerned by the move and felt that two years would be adequate time to work out his relocation.

He did not express any great opposition to the plan and stated that since he lived elsewhere his opinion would bear little weight in the community. It is not expected that he will oppose the plan.

13. Burgess and Blacker
771 Shawmut Ave.
Mr. David Blacker, President and Treasurer

One of the largest businesses in the immediate area, this roofing and sheet metal contractor hires 135 employees. The labor force is drawn from the area as well as several other downtown locations.

Present location includes 18,000 s.f. building extensively rehabilitated from previous garage and surrounding yard for storage. They also own a fenced-in parking area on Auburn St. behind the main building.

13. Burgess & Blacker (continued)

They wish to remain in the area because of nearness to labor force and suppliers.

They did not appear antagonistic but this is a very sharp business man and he may well decide to protest the taking. He did raise a question about the issuance of a large roofing contract for a neighborhood school in light of the proposed clearance.

✓ 14. The Goodwill Center
70-72 Ruggles Street
Rev. M. A. Crockett

This is a used clothing and furniture store operated by the Church of God in Christ located at 1064 Tremont Street. The operation is housed in two basements (one for storage). The store is only operated on Tuesday and Wednesday afternoon.

Rev. Crockett or a member of his parish operate the store. He will also lose his home and his church on Tremont Street as a result of road takings.

He would like to have a consolidation of Church, home and Goodwill Store somewhere in the area after the taking.

He is not antagonistic to the plan but will appear at the hearing.

15. Decco Beauty Shop Equipment and Supply
93-97 Ruggles St.
Mrs. Rosa Scott, owner

This wholesale beauty supply business is housed in an old converted house. They would like to remain in the area but presently theft is a continuing problem because of the gradual emptying of the neighborhood.

She feels that two years will be adequate to plan relocation and sees no real difficulty in finding a new location.

Mrs. Scott was quite concerned about the difficulty of getting insurance and mortgage money in the area. She owns other property and claims this is a continuing problem.

She will probably not object to the plan.

16. West End & Hub Spring Co., Inc.
100 Ruggles Street
Mr. Rabatsky, Treasurer

This company manufactures metal bed springs and allied metal products for a market within 100 mile radii of the Boston area. They maintain their own trucks for delivery. They occupy 40,000 s.f. plus surrounding yards for storage. They hire about 45 employees who commute via public transportation from all areas of the city.

They see the move as a very difficult one since they have very heavy equipment and raw material; they need to remain close to the city and must have a minimum of 40,000 s.f. of space at a maximum of 30¢/s.f., plus surrounding space for loading and storage. The move will cost about \$65,000, much in excess of the limit.

Mr. Rabatsky is very angry about the proposed project and will probably actively oppose it. He is opposed to the Boston Redevelopment Authority because of his son's business being taken in the South Cove area (Furniture store at 740 Washington St.)

He will probably be at the hearing and will be one of our most verbal opposition.

- ✓ 17. Roxbury Bottle Co., Inc.
129 Ruggles St.
Mr. Louis Insoft, owner.

The site houses the sales office and storage space for a distributor of new and used bottles.

He will require an in-town site near a railroad terminal with adequate space for storage and office.

Mr. Insoft claims that "Mr. Logue and the B.R.A. already know him." He has been involved in rehabilitation work in Washington Park as Insoft Realty.

He is antagonistic to the program and will probably appear at the meeting in protest.

- ✓ 18. Peraner Box
132 Ruggles St.
Charles Peraner

This business housed in the second floor of the building, reprocesses and sells used cartons. This site is used primarily as a warehouse.

There should be little difficulty in relocating since it requires only warehousing space and is strictly a wholesaling operation.

Mr. Peraner did not seem to be concerned about the move and should present no problem.

- ✓ 19. S. Shuman, Inc.
132-140 Ruggles St.
Mr. George Shuman

Mr. Shuman runs a short haul trucking service in the area and uses this location as an office with a small amount of equipment and wa rehousing.

His main customers are beverage companies in the area so it is necessary that he relocate in the area and near freight connections.

He does not seem antagonistic and should present no problem in relocation or at the hearing.

- ✓ 20. Walton's Market
131-133 Ruggles St.
Mr. John Walton

This is a neighborhood grocery store operation. The operator also owns the building but lives in Randolph. It is a small operation with 4 employees.

Mr. Walton has just built a small barbecue stand behind the store and plans to open it soon for the remainder of his stay in the area.

He wishes to remain in the area if possible. He questions the advisability of a high school at this location but is a quiet-soft spoken person who will probably not register any active complaints at the hearing.

CC: J. Stainton Osl
E. Logue (2)
J. McMorrow
WJO (3)

John Stainton

W. J. O'Malley (Report compiled by Ken English)

July 25, 1966

Final Report - Pre-hearing Contacts With Businessmen in the
Proposed Campus High School Area.

A final analysis of our business survey indicates that of the 68 concerns contacted:

- 7 will probably actively oppose the plan.
- 10 will express some opposition.
- 51 will probably not oppose the plan.

It should be noted that of the 51 that we do not expect to oppose the plan, many expressed some opposition and some gave no indication of their opinion, so a few may decide to take an opposing stand that we have not indicated.

The major opposition appears to be caused by the following:

1. Liquor license problems.
2. General dislike of Urban Renewal frequently with previous experience in other projects.
3. Estimated relocation costs in excess of \$25,000.
4. Desirability of remaining in low rental cost location.
5. Long term occupants who are satisfied with the area and have a number of local customers.

The list of businesses with addresses, person contacted, and a brief description of the company, problems and personalities involved, is attached. (Please attach the Preliminary Report of July 21, to complete the list). The lists are compiled by survey areas as indicated.

In all cases, the owners are assumed to be sufficiently young so that relocation will not be significantly affected by age, unless otherwise noted.

Our survey initially listed 84 businesses and institutions in the Project Area. Of that number, 68 were contacted, representing all the active businesses. The 16 listed accounts not contacted were as follows:

Small Missions (not opened during week)	6	5
Vacant properties		4
Storage areas		2
Commercial Signs (listed as businesses)		3
Buildings locked and unable to contact owner	2	
Total		16

WJO:hek

FINAL REPORT OF BUSINESS CONCERNS CONTACTED IN THE
CAMPUS HIGH SCHOOL PROJECT AREA

(Completion of List #1 - Shawmut Avenue and Suggles Street - English)

1. Warren Construction, Inc.

739-751 Shawmut Avenue

Mr. George Romano (Telephone conversation)

This is a shop and warehouse located on the first floor of an apartment complex. The section was boarded up and closed so that access was impossible. The information was acquired from the building owner, Mr. Romano, by phone.

Mr. Romano was very unhappy about the project. He claims that our office cleared his renovation of property on Tremont St., that he had invested \$8,000 and that it was now being taken. He has had contacts with us as far back as New York Streets and made accusations about our "attacking the hearing" at the Fenway, where he was denied access despite his ownership of property.

He may well attend the hearing and register opposition.

2. Thompson Realty

751 Shawmut St.

Mr. Lincoln Thompson

Mr. Thompson rents a small cluttered real estate office in the building and deals mostly in local apartment rentals. He claims his only business is real estate, but a sign in the window advertises cleaning and used clothing. He is seldom at the store (it required 3 days of visits to find him in).

He is a cooperative, quiet-spoken man who seems to favor the plan (he is a graduate of English High). He presents no relocation problem but would like to stay in the area.

He probably will not oppose the plan.

3. Forner Brown

759 Shawmut Ave.

Clerk on premises, plus phone call to Harry Silva, owner of property.

This is an outdoor produce operation on the site of an old gas station. The building seems to be used for storage.

The clerks were suspicious and reluctant to talk. They were given the schedule and they replied that "We'd still be holding hearings three years from now."

3. Farmer Brown (continued)

The owner was called, Mr. Harry B. Silva; he was not very receptive to the project idea. He claims that the garage is still operational but it did not appear so. Mr. Silva claims that the owner of the business, a Mr. Lloyd who was supposed to call our office-- but we have not heard from him.

All concerned are opposed to the project, but it is not felt that they will register any active opposition.

4. Faithful Church of Christ
763 Shawmut Ave.

No contact.

This small mission, a branch of the Pentecostal Church, was closed during the three days spent in the area. No one was able to direct the surveyor to anyone connected with the Church.

We were told that a Rev. Faine was the pastor but were unable to get an address and could not find the name in the telephone directory.

5. Vacant Gas Station
142 Ruggles St. (Corner of Ruggles and Backing Sts.)

No contact.

This gas station is boarded up and unposted. There is no address given on the premises to indicate ownership.

The building is not listed in the Real Estate Blue Book, so no contact has been made.

FINAL REPORT OF BUSINESS CONCERNS CONTACTED IN THE
CAMPUS HIGH SCHOOL PROJECT AREA

(Completion of List #2 - Shawmut Avenue, Vernon, Haskins & Roxbury Sts.
Lyons - O'Halley)

1. Metropolitan Baptist Church
775-783 Shawmut Avenue
No contact.

Unable to obtain any information; since Church and Social Center were locked. Neighbors said there was relatively no activity, aside from an occasional funeral. Could not find out who was in charge.

2. Variety Store
799 Shawmut Avenue
No contact.

Vacant - apparently for some time.

3. Shawmut Garage
815 Shawmut Avenue
Mr. David Hershenson

General automobile service including used car sales and repair work. Four employees. No relocation problem--need busy area near public transportation.

Owner, Mr. Hershenson, concerned about project but not antagonistic.

He probably will not attend the hearing.

4. J. S. Waterman & Sons
817 Shawmut Avenue
No contact

This is a parking area for funeral limousines. Space is leased from Automotive Devices Company.

There was no one on the premises to speak to but there should be no special problems associated with this account.

5. Automotive Devices Co.
817 Shawmut Avenue
Mr. Sooper

Automobile equipment and repair business. Hires about ten (10) employees. No unusual relocation problems.

Mr. Sooper, who runs the business, was friendly but plans to attend the hearing. Could not determine what his attitude will be.

6. Dub Woodwork Inc.
827 Shawmut Avenue
Mr. Matt Cavalline

Furniture frame manufacturer. Dub Woodwork owns the building but Matt Cavalline owns and operates the business. 25 employees most of whom live in the neighborhood. Will have difficulty replacing help in the event of a move.

Mr. Cavalline will probably attend the hearing but does not seem hostile to the plan.

7. Christian Mission of the Apostolic Faith Inc.
45 Vernon Street
Mrs. Ethel Williams

The Rev. Gettis Williams, pastor, was not in but talked with his wife, Mrs. Ethel Williams.

Mrs. Williams and friends plan to attend hearing to protest taking of her home.

8. Cabot Nursing Home Corp.
85 Vernon Street
Mr. Joseph C. Lauria

There are 27 employees and 60 patients in this nursing home. The building is old but clean and well kept up.

Relocation will present a problem because of the nature and size of the building.

Mr. Lauria was friendly and anxious to get information. He will probably attend the hearing but will probably not register any opposition.

NOTE: There is also a tenant in this building who was not present at the time of the survey. The tenant is Davesy Brothers, wholesale grocers. Their main plant is at 1 Clarence St., Roxbury and this location is used for storage.

9. Congregation Anshi Sford
27 Haskins Street
Mr. Laffel

The building is abandoned and deteriorating.

Mr. Laffel, a lawyer and former member of the Congregation discussed the future of the building with us. He would like to have the building acquired as soon as possible and have it taken off their hands. He is also concerned with some other residential property in the area and some property near by to be taken by the highway.

There will be no opposition at the hearing.

10. Gideon Beck and Son Inc.
53 Roxbury Street
Mr. Swett

Furniture and auction business, very well located on the corner of Shawmut Avenue and Roxbury Street, with Dudley Station very close. Three (3) employees work here. There should be no unusual relocation problems except for the duplication of the exposure area.

Mr. Swett accepts the fact of renewal but feels it is moving too fast and does not want his building taken.

Mr. Swett will go to the hearing and will probably protest the taking.

11. New England Tel. & Tel. Co.
63 Roxbury Street
No contact (at request of present building owner, Mr. Swett - see above).

Telephone payment and service office. They should present no serious relocation problems. They hire 10 to 15 employees.

They were not contacted at the request of Mr. Swett, owner of the building.

12. Roxy Diner Inc.
67 Roxbury Street
Miss Barbara Cahill, manager

Luncheonette operation with three (3) employees. The owner, Morris Baker was not present but talked with Barbara Cahill, the manager. There will be no unusual relocation problems.

(cont)

12. Roxy Diner Inc. (continued from page 3)

Miss Cahill plans to attend the hearing but the interviewer was unable to determine whether she will be for or against the plan.

13. Shawmut Liquors Company

69 Roxbury Street

Mr. Ruby

This is a retail Package Goods store faced with the usual problem of relocating a liquor license. There are two (2) employees and their location is very good for off-street trade.

Mr. Gerald Ruby is the son of the owner and runs the store. He is the contact we made. He is anti-renewal and said his business has already dropped off as a result of the impending renewal action.

He will attend the hearing and probably will protest actively.

14. H. M. Springer

71 Roxbury Street

Mr. H. M. Springer

This is a one man antique store operation. The owner also owns the building. There are no unusual relocation problems.

Mr. Springer is elderly. He was friendly and not disturbed by renewal. He will probably attend the hearing but will not oppose the plan.

15. Kenney and Dobson

73 Roxbury Street

Mrs. Kenny and Mr. Dobson

Mrs. Kenny and Mr. Dobson have operated a flower shop on Roxbury Street for 33 years and are both concerned about the proposed plan. The business is small, there are two (2) employees. Relocation should not present any unusual problems.

Both owners are going to the hearing and will probably actively oppose the plan.

FINAL REPORT OF BUSINESS CONCERNS CONTACTED IN THE
CAMPUS HIGH SCHOOL PROJECT AREA

(List #3 - Tremont Street and Whittier Street - Cohertry)

1. Joe's Variety Store
1132 Tremont Street
Mr. Nishan Chopourian

This small business is run by Mr. Chopourian and his wife. He is an elderly man and was relieved to get some information about the project.

He will probably go out of business when the area is taken. He will not protest the plan.

2. Greenlaw Motor Parts Company
1178 Tremont Street
Mr. Greenlaw

This automotive parts company employs 8, most of whom drive to work. Relocation will present no unusual problems. There is a second floor machine shop with some machinery to be moved.

Mr. Greenlaw was informed about the project.

He will not attend the hearing.

3. Hub Refrigerator Company
1186-1188 Tremont Street
Mr. Thomas Devaney (assistant to the owner).

Employs 8 workers, all of whom drive to work. No unusual relocation problems.

Mr. Devaney, assistant to the owner Mr. Paul Zagame, did not feel that the owner would attend the hearing.

4. Northwestern Sales and Service Company
1194 Tremont Street
Mr. E. L. Flanagan

This wholesale confectionery firm employs 2 people who drive to work. The business will present no unusual relocation problems.

Mr. Flanagan will attend the hearing. He gave no indication of his position, but he did not seem to be hostile to the plan.

5. Electrical Specialty and Supply Corporation
1204 Tremont Street
Mr. Rubin Sorkin.

This electrical supply company employs 9, most of whom commute via MBTA. He is interested in relocating within the City and has discussed the possibility of developing a complex with other similar businesses.

Mr. Sorkin is businesslike and does not appear to oppose the plan.

6. Nisson's Paper Products Company
61 Hampshire Street
Mr. Irving L. Nisson

Storage - See List #5

7. Lafayette Distributors
1210 Tremont Street
Mr. Abraham Cogan

This company distributes oil burner supplies. There are 3 employees on the staff, all of whom drive to work. There will be no unusual moving problems.

Mr. Cogan will not attend the hearing.

8. Jerry's Lunch
1220 Tremont Street
Mr. Gerald Goodman

This restaurant employs 5, most of whom commute by MBTA. No unusual moving problems.

Mr. Goodman will not attend the hearing or oppose the plan.

9. Barkin Electrical Company
1224 Tremont Street
Mr. Ira M. Barkin

Electrical Contractors who employ 7 people, all of whom drive to work. He expected to be displaced by the Southwest Expressway.

He will not oppose the plan.

10. Marshall Club Inc.
1224 Tremont Street
Mr. George Kashgarian

Mr. George Kashgarian at 1220 Tremont Street collects rent from the club. It is a Social Club that was, at one time, politically oriented. The membership is not active at present.

They will not attend the hearing or oppose the plan.

11. Minit Car Wash
1234 Tremont Street
Mr. Joseph Dell

A full line car wash operation employing 12 to 25 employees, depending on the season. All employees are local residents.

The company has recently invested \$20,000 in new equipment. Mr. Dell is a businesslike operator and would like to remain somewhere in the area.

He will attend the hearing but will not oppose the plan.

12. Nino's Tire Shop
1230 Tremont Street
Mr. Christopher Rose, Jr.

Tire repair shop employing 3 local workers.

Mr. Rose did not seem familiar with, or interested in the plan.

He may attend the hearing, but will not register opposition.

13. King Tool & Die Company
10 Whittier Street
Mr. Rubin Goldman

This machine shop employs 12 workers, most of whom commute via MBTA. No unusual moving problem--usual machinery to be moved.

Mr. Goldman "won't stand in the way of progress". He is an aggressive business man. He has just invented a new product and is trying to market it. He considers his business in a growth pattern.

He will not oppose the plan.

14. Connolly's Star Dust Room
1184 Tremont Street
Mr. James Connolly

This bar features live Jazz entertainment and is one of the best known Jazz night clubs in the City.

Eight (8) or nine (9) employees work for the organization. The bar is opened evenings only.

Mr. Connolly was reached at home by phone. He was unaware of the hearing. He has heard a number of rumors but didn't think anything would be done in the area.

He will attend the hearing and will probably oppose the plan because of Licensing problems and the fact that he is established at this location and well-known by Jazz Buffs.

15. Griggs Sign Shop
1198 Tremont Street
No contact

Store has been locked up all week and we have been unable to reach by telephone.

FINAL REPORT OF BUSINESS CONCERNS CONTACTED IN THE
CAMPUS HIGH SCHOOL PROJECT AREA

(List #4 - Linden Park St., Linden Ave., Elwood St., Tremont St. - Daley)

1. Anderson Coffey Co., Inc.
68 Linden Park Street
Mr. Ricci

This location is a warehouse for the above electrical contractor whose office is located at 22 Shawmut Avenue.

Spoke to Mr. Ricci of the above firm who will in turn relay information to Mr. Fred Coffey.

No opposition expected.

2. Marshall and O'Donnell
72 Linden Park St.

(See Marshall Contracting Corporation on Preliminary Report)

3. Mystic Briar Pipe Corporation
86 Linden Park Street
Mr. Leonard Raskind.

This firm is the largest briar pipe and accessory distributor in New England. Employs 5 people. No serious relocation problem.

Mr. Raskind was receptive to our visit but will oppose the plan. He is a personal friend and has a close working relationship with Mr. Flashman (see The Slate Co. - on Preliminary Report) who distributes tobaccos.

He will attend the meeting and support Mr. Flashman's opposition.

4. John J. Madden Company
9 Linden Avenue
Mr. John Madden

Contact made by phone with elderly member of firm who will relay information to owner.

Position regarding hearing, unknown.

-2-

5. King's Appliance Service
1140 Tremont Street
Mrs. Bristol

Receptive to visit and uninformed about hearing and project in general. Business employs 2 in addition to owner and wife.

Talked with Mrs. Bristol, wife of owner; she was not interested in attending hearing. She will discuss the matter with her husband.

No opposition anticipated.

6. Bob's Variety
1140 Tremont Street
Contact with Mrs. Bristol - neighbor - see #5 this page)

This store is open on week-ends only. Discussed schedule and relocation benefits with neighbor (Mrs. Bristol) who will relay information c/o Mr. Robert Thomas, the owner.

No opposition anticipated.

7. Albert Brothers
1292 Tremont Street
Mr. Max Albert

This gas station and auto repair service employs 4 workers, all of whom drive to work. No unusual relocation problems.

Mr. Albert is disillusioned by the B.R.A., having been affected twice previously, by other projects. He is not happy about the move.

He is well-informed on relocation procedures and is also informed on the proposed project.

Despite his dislike for the Project and the B.R.A., he will probably not attend the hearing.

-3-

8. Hertz Corporation
1322 Tremont Street
Mr. Keene

This is a truck rental operation of the Hertz Corporation, employing 8 workers, most of whom commute by BTA.

There are no unusual relocation problems anticipated.

Mr. Keene is the manager of this operation. He was interested in our explanation of the schedule and plan. He will forward the information to his superiors at the parent company.

Uncertain about opposition - probably not likely.

9. Beaver Vending Machine Company
1280 Tremont Street
Mr. Plato Diamond

No unusual relocation problems.

Mr. Diamond was unaware of the hearing. He is not opposed to the project. He will probably attend the hearing but will not oppose.

10. Donnelly Advertising
1300 Tremont Street
No contact.

Sign

No opposition expected.

FINAL REPORT OF BUSINESS CO. COUNCIL CONDUCTED IN THE
CAMPUS HIGH SCHOOL PROJECT AREA

(Completion of List #5 - Roxbury Street, Linden Park St., Court and
Vernon Streets, Hampshire Street, Roxbury Street - Burke & Troy)

1. Chuck's Furniture
111 Roxbury Street
Mr. Charles Turner

A used furniture retail store employing two (2) people.

Mr. Turner will seek another location, preferably on Washington
Park and will operate his other store at 2825 Washington St.,
Roxbury.

He will not register opposition to the plan.

2. M. Silverman
87 Roxbury Street
Mr. M. Silverman

Liked this office for low price rent (\$50/month), and proximity
to Court House.

Court House is to be relocated, thus this location is of no
further interest. Mr. Silverman will seek new office at later
date and operate from in-town office in interim.

No opposition expected.

3. Harry Dorez, M. D.
129 Roxbury Street
Dr. H. Dorez

Only interested in receiving payment for Real Estate.

Relocation no problem, location not as yet selected.

Will not attend meeting or oppose project action.

4. Consolidated Foods Company
109 Roxbury Street
Mr. Michael Kushner

Wholesale food distributor with eight (8) employees and seven (7)
trucks.

Will try to find new location, but is resigned to the fact that
the project will be a fact. Low rent has kept him in the area
to date (\$60/month). (cont)

He is mildly opposed and may attend the meeting. He may be expected to vote "anti" - but will not be vociferous.

5. Court House Variety
107 Roxbury Street
Mr. Albert Orlandi

Variety store - ~~Business~~ falling off regularly.

Will move, or liquidate, but shows no great desire either way.

Mildly opposed and may attend meeting - Will not actively oppose the plan.

6. A.B.C.D.
95 Roxbury Street
No contact

The building is abandoned and the company has left the area.

7. Brewster Ambulance Service
93 Roxbury Street
Mrs. Marion J. Brewster

Ambulance and Funeral Car rental service, with 4 Ambulances and 2 Cars, and nine (9) employees.

Feels renewal means progress, and will seek new location for continued operation of business.

Not opposed - won't attend hearing.

**She has lost one tenant since our Survey in the area (A.B.C.D. Legal Services left area for new location)--represents rental loss of \$90/month.

8. Harry's Home Bakery
77-79 Roxbury Street
Mr. Harry Mandalian

Retail store, three (3) employees, with goods baked on the premises.

Interested in relocating in Washington Park Area, new section.

Mildly opposed. May attend hearing, but will not express strong opposition.

- 9. Dave Coll Beverages
75 Roxbury Street
Dave Coll, President
Mr. Hugh Davidson
Mr. Joseph Colantoni

Tavern operation with two (2) employees.

Business poor and getting worse - Will apply for transfer of License to another area.

Will attend - opposed (as to the effect of liquor dealer in any area) and will vote "anti".

- 10. Gibson Memorial Universal City Church of America
17 Linden Park Street
No contact.

- 11. Temple of Christ
20-22 Linden Park
No contact.

- 12. Friedman's Market
21 Linden Park St.
Mr. Gene Kushner

Variety store with Beer & Wine License.

May liquidate Liquor License "Day-Back" - should be explained here (Call this to WJO's Attention).

Opposed for license sake, not anti-temple as such - Probably will attend and be mildly "anti".

- 13. International Volunteer Church Inc.
225 Cabot Street - 125 Vernon Street
No Contact.

14. Carlson Pattern Works
57 Linden Park Street
Mr. Alex Hesteruk

Pattern maker on retail level - one (1) employee plus self.

Will relocate - Would like to remain if area as it was, but now ready to go and will scout suburbs for site.

Will not attend and should be considered "mildly opposed".

15. Green's Furniture
61 Hampshire Street
Mr. Joseph Green

Furniture warehouse operation.

Happy to think he will be taken by B.R.A. rather than D.P.W. (for more advantageous relocation benefits) and would like a new location in the Fenway Project.

Will lose furniture store location on Columbus Avenue to the Southwest Expressway.

Will not attend meeting.

16. Gilbert Isgur
61 Hampshire St.
Mr. Isgur

This is storage operation for his contracting operation based outside any project area.

NOT CONTACTED THIS TIME. During previous contact he evinced no concern - opposition not expected.

17. Nissen's Paper Products
61 Hampshire Street
Mr. Irving Nisson

5000 s.f.-Janitor's Supply House--

Will relocate, and happy to be taken by B.R.A. rather than D.P.W.

Will not attend hearing

-5-

18. Donnelly Advertising
107 Roxbury St. (Vacant Lot)
Sign

Will not oppose.

19. F. H. Birch Co., Inc.
107 Roxbury St.

2 Signs

Will not oppose.

John Stainton

Mellon
CC: K.Simonian via F. Troy
J.Stainton 0+2
WJO
CBRS File/Subj.

W. J. O'Malley

September 13, 1966

Madison Park - Follow-up contacts with sensitive businesses located in this area.

Attached herewith is a short summary of the experience in a re-contact with selected businesses in the Madison Park Area.

It is obvious that the vigorous opposition expressed by some in the initial contact prior to the Public Hearing has significantly subsided and in general, the trend is ~~too~~ *away* ~~from~~ *FRoH* ~~for~~ *ate* ~~any~~ individual or collective opposition to this Early Land Acquisition Project.

Our failure to contact Mr. Flashman of The Slade Company is bothersome and therefore, he will be re-contacted within the next two weeks. The Burgess & Blacker experience (Mr. Blacker's claim that he had not been contacted prior to the Public Hearing), is disturbing, and I plan to contact this business myself, within the next two weeks. Other than this activity, nothing further is contemplated for perhaps a month, unless you suggest otherwise.

WJO:hek

Attachment (1)

CC: K.Simonian via F.Troy
J.Stainton O+2
WJO
CBRS File/Subj.

John Stainton

W. J. O'Malley

September 13, 1966

Madison Park - Follow-up contacts with sensitive businesses located in this area.

1. Boston Showcase Contact: Mr. Milton Starr
126 Linden Park St.

Mr. Starr attended the Public Hearing but voiced no objections and stayed only a short period of time. His attitude was that the hearing was a political farce. We doubt that Mr. Starr will voice any vigorous opposition; in fact, he has requested Centralized Business Relocation Service to aid in his search for a new location.

2. Mystic Briar Pipe Corporation Contact: Mr. Leonard Raskind
86 Linden Park St.

Mr. Raskind did not attend the Public Hearing despite his previous indication that he would do so. He is hoping that the City Council will veto the Project. It is extremely doubtful that Mr. Raskind will either singularly or collectively enter into any serious formal protest.

3. Burgess & Blacker Contact: David Blacker, Pres. & Treas.
771 Shawmut Avenue

It is interesting to note that at this contact, Mr. Blacker indignantly denied that he had previously been visited in regard to the contemplated Project prior to the Public Hearing. Our records indicated that Ken English had an extended discussion with Mr. Blacker. We, however, went along with his claim and provided him with a map and the various information outlined in the original kit. This is a fairly large business employing approximately 135 employees. His re-action to the second visit indicates, perhaps, that within a reasonably short period of time, but subsequent to the Board Meeting, we should re-contact this individual; I will probably do it myself (WJO).

4. Hub Woodwork Inc. Contact: Mr. Matt Cavalline
827 Shawmut Avenue

At this meeting, Mr. Cavalline indicated in a more affirmative manner, his lack of resistance to the Project proposal. He is more concerned with B.R.A. help in finding a satisfactory relocation site.

5. Kenney & Dobsen
73 Roxbury Street

Contact: Mr. Dobsen

Mr. Dobsen, apparently a small businessman and advisor in the neighborhood, indicated at the first contact he would attend the hearing and voice active opposition to the plan. This contact indicates that Mr. Dobsen is reconciled to the proposed Project and will not oppose it. He now feels that the area certainly needs revitalization.

6. Marshall Contracting Corporation
72 Linden Park Street

Contact: Mr. David Marshall

There is no change in Mr. Marshall's attitude from that experienced in the original contact. He sent an associate to the Public Hearing. We anticipate no opposition from this company.

7. Almont Manufacturing Company
36 Whittier Street

Contact: Mr. Edward M. Carpenter

At this contact, Mr. Carpenter indicated that he is naturally opposed to a forced relocation, but he does realize that something must be done with the area and therefore he will offer no opposition.

8. King Tool & Die Company
10 Whittier Street

Contact: Mr. Rubin Goldman

Mr. Goldman is in no way inclined to voice opposition to this Project. He has, in fact, requested information helpful to his finding a suitable relocation; he is now in the process of registering with Centralized Business Relocation.

9. The Slade Company
85 Elmwood Street

Contact: Mr. Flashman

Three attempts (in two days) failed to contact Mr. Flashman. This gentleman is a two-time loser in Urban Renewal and indicates a violent opposition to Madison Park. We will re-contact him within the next two weeks. He is obviously a key figure in any type of organized resistance that might develop.

10. Shawmut Liquor Company
69 Roxbury Street

Contact: Mr. Gerald Ruby

Mr. Ruby's opposition has not changed since our last contact. He did attend the hearing but did not voice a protest. It appears that Mr. Ruby is simmering down, realizes that the project is inevitable and is now more actively thinking in terms of relocation problems.

11. Gideon Beck & Son
53 Roxbury Street

Contact: Mr. Swett

Mr. Swett did not fulfill his threat to attend the Public Hearing, and actively oppose the Project. He is now considerably more resigned to the inevitability of this Project and is definitely thinking in terms of relocation and his problems. He indicated an interest in buying land in the Warren St.-Humboldt Avenue area. We are requesting that he register with Centralized Business Relocation.

12. Consolidated Foods Company
109 Roxbury Street

Contact: Mr. Michael Kushner

Mr. Kushner's initial attitude of mild opposition to the Project is now evaporated. He is now, in fact, realistically looking forward to getting out of this area and will want us to assist him in finding a new location. We see no problem here.

13. West End Hub & Spring Co. Inc.
100 Ruggles Street

Contact: Mr. Rabatsky, Treasurer

Mr. Rabatsky's violent opposition has eased considerably. His problem is primarily one of extremely low rent advantages (30¢/s.f.) A second consideration is that he has heavy manufacturing equipment and it will prove to be a really expensive move. The lifting of the ceiling should help minimize his opposition, provided he is taken by B.R.A.--and his property is in the proposed Early Land Acquisition boundaries.

14. Minute Car Wash
1224 Tremont Street

Contact: Joseph Dell

We anticipate no real problem with Mr. Dell. He is mainly concerned with his imminent installation of about \$20,000.00 worth of new equipment in his present location which provides a disturbing situation for him. He feels that two years would be needed to make the investment pay off. I think a careful analysis of this with Mr. Dell should ease his mind considerably.

15. State Parlor Frame Company
36 Whittier Street

Contact: Mr. Joseph Weiner

Mr. Weiner now appears more concerned about the business impact of a forced relocation rather than any thoughts of active opposition to the Project. He feels that it will inevitably cause them to lose money. It is interesting to note that the company is concerned, but at the moment, they have an opportunity to buy a building in Boston but obviously cannot do this until B.R.A. is in a position to acquire their property. I would say that he is well into serious thinking

of relocation problems and will not stimulate or otherwise become involved in active opposition.

WJO:hak

WJO

KJE

July 23, 1966

List of businesses that will probably oppose the plan.

The following is a list of businesses that will probably oppose the plan.

I am supplying this list in the event the list is required for back-up purposes.

KJE:hek

SUMMARY OF BUSINESS OPPOSITION

ACTIVE OPPOSITION:

1st Preliminary Report	Boston Showcase 126 Linden Park St. Mr. Milton Starr	Trying to see Logue. 30 Employees. Opposed to plan.
	The Slate Company. 85 Elmwood Street Mr. Flashman	Previous Relocation: Wash. Pk & Gov. Ctr.
	West End & Hub Spring Co. 100 Ruggles St. Mr. Rabatsky	45 Employees/Large Co. Expensive move over \$25,000- Angry about So. Cove
	Roxbury Bottle Co., Inc. 124 Ruggles St. Mr. Louis Insolt	Previous contacts Wash. Pk. Rehab.
List #2	Shawmut Liquors Company 69 Roxbury St. Mr. Ruby	Liquor License
	List #5	Dave Coll Beverages 75 Roxbury St. Mr. Dave Coll Mr. Hugh Davidson Mr. Joseph Colantone
Friedman's Market 21 Linden Park St. Mr. Gene Kushman		Liquor License

PROBABLE OPPOSITION

1st Preliminary Report	State Parlor Frame Co. 36 Whittier St. Mr. Joseph Weiner	Older man, 14 Employees
	Burgess & Blacker 77 1/2 Shawmut Ave. Mr. David Blacker	Large Company 135 Employees
List #1	Warren Construction Inc. 739-751 Shawmut Ave. ~~Mr. George Romano~~	Other property cleared by "B.R.A." for investment. Now being taken.
List	Christian Mission of the Apostolic Faith Inc. 45 Vernon St. Mrs. Ethel Williams	To protest taking of home
#2	Gideon Beck & Son, Inc. 53 Roxbury St. Mr. Swett	Likes location feels moving too fast on project
	Kenny & Dobson 73 Roxbury St. Mrs. Kenny + Mr. Dobson	Long occupancy of Flower Shop Good Location
List #3	Connolly's Star Dust Room 1184 Tremont St. Mr. James Connolly	Bar - Business problem
List #4	Mystic Briar Pipe Corp. 86 Linden Park St. Mr. Leonard Raskind	Supporting Mr. Flashman of the State Co. friend & Business Associate
List	Consolidated Foods Co. 109 Roxbury St. Mr. Michael Kushner	Wholesale food Distr. Low rent desirability
#5	Carlson Pattern Works 57 Linden Park St. Mr. Alex Nesteruk	Generally opposed to plan

LIQUOR DISPENSING ESTABLISHMENTS

Campus High School Project Area

Summary Sheet

<u>Type of Establishment</u>	<u>Total # Licenses</u>	<u>Early Land Displacement</u>	<u>Highway Displacement</u>	<u>Not to be Displaced</u>
Restaurants (AA)	6	0	4	2
Taverns (AA)	3	1	2	0
Package Stores				
(AA)	7	1	4	2
(BB)	3	2	0	1
TOTAL	19	4	10	5

Source: Licenses Directory of the Alcoholic Beverages Industry, 1964

Updated by: BRA field survey, April, 1966

Polk Directory, 1966

Boston Central Address Telephone Directory, 1966

LIQUOR DISPENSING ESTABLISHMENTS

Campus High School Project Area

<u>Address</u>	<u>Name of Establishment</u>	<u>Owner</u>	<u>Type of Establishment</u>
<u>A. Early Land Acquisition Area Displacement</u>			
289 Cabot St.	N. Fredman's Market (Cabot Beer & Wine)	--	WM Package Store
69 Roxbury St.	Shawmut Liquor Co.	F. Ruby	AA Package Store
75 Roxbury St.	Dave-Coll Beverages (Al & Joe's Pub)	--	AA Tavern
291 Roxbury St.	Parad's Market	L. Warshaw	WM Package Store

B. Highway Displacement

1119 Columbus Ave.	Farmer's Cafe	--	AA Package Store
1123 Columbus Ave.	Harbor Grille Inc.	R. Davis	AA Restaurant
1138 Columbus Ave.	Monte Carlo Cafe Inc.	T. Nardone	AA Restaurant
1141 Columbus Ave.	W. F. Martin Co. Inc.	L. Barsky	AA Package Store
1176 Columbus Ave.	J. P. Logue Inc. (Jack's Celtic Tavern)	J. Palaiologou	AA Tavern
1143 Tremont St.	Ted's Cafe Inc.	A. Harris	AA Restaurant
1149 Tremont St.	F. Scully, W. D. Murphy Inc.	--	AA Package Store
1184 Tremont St.	J. Connelly's Inc.	--	AA Restaurant
1304 Tremont St.	Highland Tavern Inc.	J. Greene	AA Tavern
1340 Tremont St.	Monaco Liquors (Tom & Jerry's)	A. Consalvi	AA Package Store

C. Not to be Displaced

7 Dudley St.	R. Clark & Dubin (Clark's Market)	R. Clark	WM Package Store
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Liquor Dispensing Establishments - page 2

16 Roxbury St.	Giant Liquor Mart Inc	M. Soosman	AA Package Store
2365 Washington St.	Bill's Cafe (& Mickey's Lounge)	E. Mullen	AA Restaurant
2391 Washington St.	Roxbury Grille Inc.	P. O'Malley	AA Restaurant
2410 Washington St.	Golden Wine Co Inc.	A. Golden	AA Package Store



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DATA BANK
RELOCATION
CAMPUS HIGH PROJECT

DATE

ISSUED TO

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